

BILLS OF QUANTITIES

FOR

REFURBISHMENT AND REPAIR OF YMCA BUILDING

AT

MERTHYR TYDFIL, WALES

FOR

MERTHYR TYDFIL CBC

JANUARY 2021

DAVIES SUTTON ARCHITECTS
Penhevad Studios
Penhevad Street
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Chartered Quantity Surveyors
North Hill
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CONTENTS

SECTIONS

SECTION 1:	PRELIMINARIES
SECTION 2:	PREAMBLES
SECTION 3:	PROVISIONAL SUMS
SECTION 4:	STRIP OUT AND DEMOLITIONS
SECTION 5:	STRUCTURAL, FOUNDATIONS AND LIFT PIT
SECTION 6:	NEW EXTENSION
SECTION 7:	INTERNAL WORKS
SECTION 8:	EXTERNAL ENVELOPE
SECTION 9:	MECHANICAL AND ELECTRICAL
SECTION 10:	EXTERNAL WORKS, DRAINAGE AND SERVICES
SECTION 11:	DAYWORKS

GENERAL SUMMARY

APPENDICES

A – DOCUMENT ISSUE SHEETS
B – NOT USED
C - SALLY STRACHEN CONDITION REPORT
D – EDWARD HOLLAND CONSERVATION STATEMENT
E – PERFORMANCE BOND WORDING

SECTION 1:
PRELIMINARIES

Table of Contents

Title

A	JCT 2016 Standard Building Contract with Quantities
A10	PROJECT PARTICULARS
A11	TENDER AND CONTRACT DOCUMENTS
A12	THE SITE/ EXISTING BUILDINGS
A13	DESCRIPTION OF THE WORK
A20	JCT STANDARD BUILDING CONTRACT WITH QUANTITIES
A30	TENDERING/ SUBLETTING/ SUPPLY
A31	PROVISION, CONTENT AND USE OF DOCUMENTS
A32	MANAGEMENT OF THE WORKS
A33	QUALITY STANDARDS/ CONTROL
A34	SECURITY/ SAFETY/ PROTECTION
A35	SPECIFIC LIMITATIONS ON METHOD/ SEQUENCE/ TIMING
A36	FACILITIES/ TEMPORARY WORK/ SERVICES
A37	OPERATION/ MAINTENANCE OF THE FINISHED WORKS
A40	CONTRACTOR'S GENERAL COST ITEMS: MANAGEMENT AND STAFF
A41	CONTRACTOR'S GENERAL COST ITEMS: SITE ACCOMMODATION
A42	CONTRACTOR'S GENERAL COST ITEMS: SERVICES AND FACILITIES
A43	CONTRACTOR'S GENERAL COST ITEMS: MECHANICAL PLANT
A44	CONTRACTOR'S GENERAL COST ITEMS: TEMPORARY WORKS
A50	WORK/ PRODUCTS BY/ ON BEHALF OF THE EMPLOYER
A53	WORK BY STATUTORY AUTHORITIES/ UNDERTAKERS
A54	PROVISIONAL WORK/ ITEMS
A55	DAYWORKS
A56	ADVANCE PROCUREMENT

A10
PROJECT PARTICULARS

A10 PROJECT PARTICULARS**110 THE PROJECT**

- Name: YMCA, Merthyr Tydfil
- Nature: Restoration, Refurbishment, Conversion and Extension of Grade 2 Listed Building.
- Location: Pontmorlais West, Merthyr Tydfil.
- Length of contract: To be confirmed.

120 EMPLOYER (CLIENT)

- Name: Merthyr Tydfil CBC
- Address: Civic Centre, Castle Street, Merthyr Tydfil, CF47 8AN
- Contact:
- Telephone:
- Email:

130 PRINCIPAL CONTRACTOR (CDM)

- Name: The Contractor.

132 PRINCIPAL CONTRACTOR (SWMP)

- Name: The Contractor

140 ARCHITECT/CONTRACT ADMINISTRATOR

- Name: Davies Sutton Architects
- Address: Penhevad Street, Cardiff, CF11 7LU.
- Contact: Kevin Sutton
- Telephone: 029 2066 4455
- E-mail: ks@davies-sutton.co.uk

150 PRINCIPAL DESIGNER

- Name: Davies Sutton Architects
- Address: Penhevad Street, Cardiff, CF11 7LU.
- Contact: Kevin Sutton
- Telephone: 029 2066 4455
- E-mail: ks@davies-sutton.co.uk

160 QUANTITY SURVEYOR

- Name: Mildred, Howells & Co.
- Address: 7 St. James Crescent, Swansea, SA1 6DP.
- Contact: Wes Dawson
- Telephone: 01792 655580
- E-mail: wes@mildredhowells.com

170 STRUCTURAL ENGINEER

- Name: Hydrock
- Address: Castlebridge 5, 5-19 Cowbridge Road East, Cardiff CF11 9AB
- Contact: Matthew Ace
- Telephone: 02920 023 665
- E-mail: cardiff@hydrock.com

A10 PROJECT PARTICULARS (Cont'd)**175 MECHANICAL ENGINEER**

- Name: Hoare Lea
- Address: Atlantic House, Cardiff Gate Business Park, Cardiff, CF23 8RD.
- Contact: Peter Wells
- Telephone: 029 2053 5050
- E-mail: PeterWells@hoarelea.com

178 ELECTRICAL ENGINEER

- Name: Hoare Lea
- Address: Atlantic House, Cardiff Gate Business Park, Cardiff, CF23 8RD.
- Contact: Peter Wells
- Telephone: 029 2053 5050
- E-mail: PeterWells@hoarelea.com

180 LANDSCAPE ARCHITECT

Not used

190 CLERK OF WORKS

Not used

A11
TENDER AND CONTRACT DOCUMENTS

A11 TENDER AND CONTRACT DOCUMENTS**110 TENDER DRAWINGS**

- The tender drawings are: As listed in the Appendices.

120 CONTRACT DRAWINGS

- The contract drawings: Same as the tender drawings.

130 QUANTITIES DRAWINGS

- The drawings from which the Bills of Quantities were prepared are:
 - The tender drawings.

160 PRECONSTRUCTION INFORMATION

- Format: The Preconstruction information is described in these preliminaries in Section A34. It refers to information given elsewhere in the preliminaries and other tender documents.

180 OTHER DOCUMENTS

- Inspection: Drawings and other documents relating to the Contract but not included in the tender documents may be seen by appointment during normal office hours at the office of the Architect/CA.

A12
THE SITE/ EXISTING BUILDINGS

A12 THE SITE/ EXISTING BUILDINGS**110 THE SITE**

- Description: The boundaries of the site are generally indicated on the tender drawings. The Contractor is to be responsible for verifying the boundaries and indicating all dimensions on the site layout drawing.

120 EXISTING BUILDINGS ON/ ADJACENT TO THE SITE

- Description: There are other buildings in the vicinity of the site, as shown on the drawing 3510-Ex 010. The Contractor is to take care not to damage any existing buildings, landscapes, roads etc. and is to provide suitable protection and make good any works disturbed or damaged. Due care must be taken to ensure the safety of all users of the existing buildings, landscapes, roads, etc.

140 EXISTING UTILITIES AND SERVICES

- Description: There are existing services within and in the vicinity of the site. The Contractor is to take care to locate and not damage any known or unknown services. Should any existing services be damaged, they shall be repaired/replaced at the Contractor's expense and to the complete satisfaction of any relevant service authority and the EA.

160 SOILS AND GROUND WATER

- Information: Not available

170 SITE INVESTIGATION

- Report: Not available

180 HEALTH AND SAFETY FILE

- Availability for inspection: The Health and Safety File for the site/building may be seen by appointment during normal office hours at Davies Sutton Architects.

200 ACCESS TO THE SITE

- Description: May be obtained from Park Terrace.
- Limitations: Access from the front is raised above street level. The Contractor shall arrange for any required road closures.

210 PARKING

- Restrictions on parking of the Contractor's and employees' vehicles: Parking of the Contractor's and their employees' vehicles will not be permitted on site other than within the rear access/compound area.

220 USE OF THE SITE

- General: Do not use the site for any purpose other than carrying out the Works.

230 SURROUNDING LAND/ BUILDING USES

- General: Adjacent or nearby uses or activities are as follows:
Commercial and residential properties
Due care should be taken to protect all persons and property.

A12 THE SITE/ EXISTING BUILDINGS (Cont'd)**240 HEALTH AND SAFETY HAZARDS**

- General: The nature and condition of the site/building cannot be fully and certainly ascertained before it is opened up. However, the following hazards are or may be present:
 - Known risks are noted in the Pre-Construction Information.
- Information: The accuracy and sufficiency of this information is not guaranteed by the Employer or the Employer's representative. Ascertain if any additional information is required to ensure the safety of all persons and the Works.
- Site Staff: Draw to the attention of all personnel working on site the nature of any possible contamination and the need to take appropriate precautionary measures.

250 SITE VISIT

- Assessment: Ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works. No subsequent additional costs will be entertained for lack of knowledge in this regard.
- Arrangements for visit: Appointments should be made with the Client (Zoe Thomas – zoe.thomas2@merthyr.gov.uk).

A13
DESCRIPTION OF THE WORK

A13 DESCRIPTION OF THE WORK

120 THE WORKS

- Description: The Works included in this contract comprise the restoration, refurbishment, conversion and extension of a Grade II Listed building with associated external works, drainage and services, all as detailed on the tender drawings.

130 WORK BY OTHER CONCURRENT WITH THE CONTRACT

- Description: None.

140 COMPLETION WORK BY OTHERS

- Description: None.

A20
JCT STANDARD BUILDING CONTRACT WITH QUANTITIES

A20 JCT STANDARD BUILDING CONTRACT WITH QUANTITIES**STANDARD BUILDING CONTRACT WITH QUANTITIES**

- The Contract: JCT Standard Building Contract with Quantities 2016 Edition.
- Requirement: Allow for the obligations, liabilities and services described.

THE RECITALS**First - THE WORKS**

- Comprise: The Restoration, Refurbishment, Conversion and Extension of a Grade II Listed building with associated external works, drainage and services all as detailed on the tender drawings.
- Location: Pontmorlais West, Merthyr Tydfil.

Second – THE CONTRACT BILLS AND THE ACTIVITY SCHEDULE

- The Activity Schedule: The words 'and has provided the Employer with the priced schedule of activities annexed to this contract (the Activity Schedule)' will be deleted

Third - CONTRACT DRAWINGS

- The Contract Drawings: As listed in clause A11/120.

Fifth - INFORMATION RELEASE SCHEDULE

- The Fifth Recital shall be deleted.

Sixth - DIVISION OF THE WORKS INTO SECTIONS

- The Sixth Recital will be deleted.

Ninth- CONTRACTOR'S DESIGNED PORTION

- The Works include the design and construction of:
 - Temporary works including temporary structural supports
 - Terra Cotta
 - Fall arrest system for roof maintenance access.
 - Patent glazed rooflights.
 - Steel frame connections and details.
 - Aluminium combined fascias/soffite system to dormer windows and roofs.
 - Laminated plastics veneered panel linings.
 - Panel cubicles to WC's.
 - Duct/Wall linings – Panels and Proprietary frames to WC's.
 - Duct/Wall linings – Site fabricated softwood support framing to Service Risers.
 - Aluminium windows, glazed screens and doors.
 - Modular handrail system to new stairs and existing windows.
 - Intumescent coating for fire protection of steelwork.
 - Single point anchorage devices for personal protective equipment.
 - Ground anchors.
 - Stormwater drainage flow control.

Twelfth Recital – CONTRACTORS PROPOSALS

- Delete wording and substitute the following: ' the Contractor has checked the Employer's Requirements and accepts full responsibility for any design contained in them, and confirms the Contractor's Proposals meet the Employer's Requirements.

A20 JCT STANDARD BUILDING CONTRACT WITH QUANTITIES (Cont'd)**THE ARTICLES****3 - ARCHITECT/ CONTRACT ADMINISTRATOR**

- Architect/ Contract Administrator: See clause A10/140.

4 - QUANTITY SURVEYOR

- Quantity Surveyor: See clause A10/160.

5 - PRINCIPAL DESIGNER

- Principal Designer: See clause A10/150.

6 - PRINCIPAL CONTRACTOR

- Principal Contractor: See clause A10/130.

9 - LEGAL PROCEEDINGS

- Amendments: None.

CONTRACT PARTICULARS**Fourth Recital and Clause 4.6 - CONSTRUCTION INDUSTRY SCHEME**

- Employer at Base Date is a Contractor for the purposes of the CIS.

Sixth Recital - DESCRIPTION OF SECTIONS

- Description of Sections:
 - To be deleted.

Seventh Recital - FRAMEWORK AGREEMENT

- Framework agreement: Not applicable.

Eighth Recital and Schedule 8 - SUPPLEMENTAL PROVISIONS

- Collaborative working: Supplemental Provision 1 applies.
- Health and safety: Supplemental Provision 2 applies.
- Cost savings and value improvements: Supplemental Provision 3 applies.
- Sustainable development and environmental considerations: Supplemental Provision 4 applies.
- Performance indicators and monitoring: Supplemental Provision 5 does not apply.
- Notification and negotiation of disputes: Supplemental Provision 6 applies.
- Where Supplemental Provision 6 applies, the respective nominees of the parties are:
 - Employer's nominee: Contract Administrator.
 - Contractor's nominee: A Director of the Contractor or such replacement as each party may notify to the other from time to time.
- Named Specialists: Supplemental Provision 9 does not apply

Tenth Recital – EMPLOYER'S REQUIREMENTS

- Comprise: Drawings and Specifications

Eleventh Recital – CONTRACTOR'S PROPOSALS/CDP ANALYSIS

- Comprise: *To be completed by the Contractor*

Article 8 - ARBITRATION

- Article 8 and clauses 9.3 to 9.8 (arbitration) applies

A20 JCT STANDARD BUILDING CONTRACT WITH QUANTITIES (Cont'd)

Clause 1.1 - BASE DATE

- Base Date: 10 Days before return of tenders.

Clause 1.1 - BIM PROTOCOL

- BIM Protocol (where applicable): not applicable.

Clause 1.1 - DATE FOR COMPLETION OF THE WORKS

- Date for completion of the Works (where completion by sections does not apply): To be Agreed

Clause 1.1 - DATES FOR COMPLETION OF SECTIONS

- *Dates for completion of sections: Not Applicable.*

- Section: _____: Date: _____.
- Section: _____: Date: _____.
- Section: _____: Date: _____.

Clause 1.7 - ADDRESSES FOR SERVICE OF NOTICES

- Employer: As shown at the commencement of the Agreement.
- Contractor: As shown at the commencement of the Agreement.

Clause 2.4 - DATE OF POSSESSION OF THE SITE

- Date of Possession of the site: To be agreed

Clause 2.4 - DATE OF POSSESSION OF THE SITE - SECTIONS

- *Dates of possession of sections: Not Applicable*

- Section: _____: Date: _____.
- Section: _____: Date: _____.
- Section: _____: Date: _____.

Clause 2.5 - DEFERMENT OF POSSESSION OF THE SITE

- Clause 2.5 applies.
- Where clause 2.5 applies, maximum period of deferment (if less than six weeks) is six weeks

Clause 2.5 - DEFERMENT OF POSSESSION OF SECTIONS

- *Clause 2.5 does not apply.*
- *Where clause 2.5 applies, maximum period of deferment (if less than six weeks) is:*
 - Section: _____: Maximum period: _____.
 - Section: _____: Maximum period: _____.
 - Section: _____: Maximum period: _____.

Clause 2.9.1.2 – MASTER PROGRAMME

- Critical paths: are required to be shown

Clause 2.19.3 - CONTRACTOR'S DESIGNED PORTION

- Limit of Contractor's liability for loss of use: None

Clause 2.23.2 - LIQUIDATED DAMAGES

- Damages: At the rate of £1,500.00 per week.

Clause 2.23.2 - LIQUIDATED DAMAGES - SECTIONS

- *Damages: Not applicable.*
 - Section _____: At the rate of _____ per _____.
 - Section _____: At the rate of _____ per _____.
 - Section _____: At the rate of _____ per _____.

A20 JCT STANDARD BUILDING CONTRACT WITH QUANTITIES (Cont'd)*Clause 2.37 - SECTION SUMS*

- *Section sums: Not Applicable*
 - Section _____: Sum: _____.
 - Section _____: Sum: _____.
 - Section _____: Sum: _____.

Clause 2.38 - RECTIFICATION PERIOD

- Period: 12 months from the date of practical completion of the Works.

Clause 2.38 - RECTIFICATION PERIOD - SECTIONS

- *Period: Not Applicable*
 - Section _____: _____ months.
 - Section _____: _____ months.
 - Section _____: _____ months.

Clause 4.3 and 4.14 - FLUCTUATIONS PROVISION

- Fluctuations Provision: no Fluctuations provision applies.

Clause 4.7 - ADVANCE PAYMENT

- Advance payment: Clause 4.7 does not apply.

Clause 4.7 - ADVANCE PAYMENT BOND

- Advance Payment Bond: is not required.

Clause 4.8 - INTERIM PAYMENTS – INTERIM VALUATION DATES

- The first interim valuation date is: to be agreed, and thereafter the same date in each month or the nearest Business Day in that month, or as mutually scheduled and agreed.

Clause 4.16.4 - LISTED ITEMS - UNIQUELY IDENTIFIED

- Listed items: Clause 4.16.4 will be deleted.

Clause 4.16.5 - LISTED ITEMS - NOT UNIQUELY IDENTIFIED

- Listed items: Clause 4.16.5 will be deleted.

Clause 4.18 – CONTRACTOR'S RETENTION BOND

- Clause 4.18 does not apply

Clause 4.19.1 – RETENTION PERCENTAGE

- Retention: 3 per cent.

Clause 6.4.1 - CONTRACTOR'S PUBLIC LIABILITY INSURANCE: INJURY TO PERSONS OR PROPERTY

- Insurance cover for any one occurrence or series of occurrences arising out of one event: £10,000,000.00

Clause 6.5.1 - INSURANCE - LIABILITY OF EMPLOYER

- Insurance may be required.
- Minimum amount of indemnity for any one occurrence or series of occurrences arising out of one event: £5,000,000.00.

Clause 6.7 and Schedule 3 – WORKS INSURANCE - INSURANCE OPTIONS APPLICABLE

- Schedule 3: Insurance option C applies.
- Percentage to cover professional fees: 15 per cent.
- If option A applies, annual renewal date (as supplied by the Contractor): Not applicable.
- Where Insurance Option C applies, Paragraph C1: applies

A20 JCT STANDARD BUILDING CONTRACT WITH QUANTITIES (Cont'd)

Clause 6.10 and Schedule 3 - TERRORISM COVER

- Details of cover: Not required.

Clause 6.15 - CONTRACTOR'S DESIGN PORTION - PROFESSIONAL INDEMNITY INSURANCE

- Level of cover: related to claims or series of claims arising out of one event.
Amount of indemnity required: not less than £2,000,000
- Cover for pollution and contamination claims: is not required.
- Expiry of required period of CDP Professional Indemnity Insurance: 12 years.

Clause 6.17 - JOINT FIRE CODE

- Joint Fire Code: Applies.
- Application: State whether the insurer under Schedule 1, Insurance Option A, B or C (paragraph C.2) has specified that the Works are a 'Large Project': To be completed by the Contractor

Clause 6.20 - JOINT FIRE CODE - AMENDMENTS/ REVISIONS

- Joint Fire Code - Amendments/ revisions: The cost, if any, of compliance with amendments or revisions to the Joint Fire Code shall be borne by the Contractor.

Clause 7.2 – ASSIGNMENT/GRANT BY EMPLOYER OF RIGHTS UNDER CLAUSE 7.2

- Clause 7.2: Applies.

Clause 7.2 – SECTIONS RIGHTS UNDER CLAUSE 7.2

- *Rights Under Clause 7.2: Apply to each section*

Clause 7.3.1 - PERFORMANCE BOND OR GUARANTEE

- Bond or guarantee from bank or other approved surety: is required.
 - Required form: as Appendix E
 - Initial value (percentage of the Contract Sum): 10%
 - Period of validity: the date of practical completion of the Works.
- Reduction in value:

Clause 7.3.2 - GUARANTEE FROM THE CONTRACTOR'S PARENT COMPANY

- Guarantee: is required
 - Parent company's name and registration number: *to be completed by the Contractor*
 - The required form of guarantee is set out in: To be confirmed and agreed

Clause 7.4 – THIRD PARTY RIGHTS AND COLLATERAL WARRANTIES

- Details: JCT SCWa/E 2016 Collateral Warranties shall be provided by all the Contractor's designing sub-contractors and shall be entered into as deeds. The Warranties must be in place within 14 days of the sub-contract order being placed. The Warrantor must maintain professional indemnity insurance in the amount agreed, and will be required to provide evidence of this and subsequent renewals for the period of the warranty. The warrantor's own signed agreement or appointment shall be annexed to the warranty. Collateral Warranties are to be provided without amendment unless amendments are agreed with the Employer in advance.

Clause 8.9.2 - PERIOD OF SUSPENSION (TERMINATION BY CONTRACTOR)

- Period of suspension: 2 months.

Clauses 8.11.1.1 to 8.11.1.5 - PERIOD OF SUSPENSION (TERMINATION BY EITHER PARTY)

- Period of suspension: 2 months.

A20 JCT STANDARD BUILDING CONTRACT WITH QUANTITIES (Cont'd)

Clause 9.2.1 - ADJUDICATION

- The Adjudicator is: to be named by the nominating body.
- Nominating body - where no Adjudicator is named or where the named Adjudicator is unwilling or unable to act (whenever that is established): The Royal Institution of Chartered Surveyors

Clause 9.4.1 - ARBITRATION

- Appointor of Arbitrator (and of any replacement): President or a Vice President of the Royal Institution of Chartered Surveyors.

THE CONDITIONS

SECTION 1: DEFINITIONS AND INTERPRETATION

1.5 - RECKONING PERIODS OF DAYS

- Amendments: None.

1.12 - APPLICABLE LAW

- Amendments: None.

SECTION 2: CARRYING OUT THE WORKS

SECTION 3: CONTROL OF THE WORKS

SECTION 4: PAYMENT

SECTION 5: VARIATIONS

SECTION 6: INJURY, DAMAGE AND INSURANCE

SECTION 7: ASSIGNMENT AND COLLATERAL WARRANTIES

SECTION 8: TERMINATION

SECTION 9: SETTLEMENT OF DISPUTES

EXECUTION

- The Contract: Will be executed as a Deed

PARENT COMPANY GUARANTEE

- Parent Company Guarantee: Where a subsidiary company tenders for a project, the Contractor undertakes to procure and deliver to the Employer within 2 weeks from the date of the Building Contract a Parent Company Guarantee in the form set out or as agreed by the Employer duly executed by the ultimate holding company of the Contractor in favour of the Employer and its assignees.

A30
TENDERING/ SUBLETTING/ SUPPLY

A30 TENDERING/ SUBLETTING/ SUPPLY**MAIN CONTRACT TENDERING****110 SCOPE**

- General: These conditions are supplementary to those stated in the Invitation to Tender and on the form of tender.

145 TENDERING PROCEDURE

- General: In accordance with NBS Guide to Tendering for Construction Projects.
- Errors: Alternative 2 is to apply.

160 EXCLUSIONS

- Inability to tender: Immediately inform if any parts of the work as defined in the tender documents cannot be tendered.
- Relevant parts of the work: Define those parts, stating reasons for the inability to tender.

170 ACCEPTANCE OF TENDER

- Acceptance: No guarantee is offered that any tender will be recommended for acceptance or be accepted, or that reasons for non-acceptance will be given.
- Costs: No liability is accepted for any cost incurred in the preparation of any tender.

190 PERIOD OF VALIDITY

- Period: After submission or lodgement, keep tender open for consideration (unless previously withdrawn) for not less than 13 weeks.
- Date for possession: See section A20.

PRICING/ SUBMISSION OF DOCUMENTS**210 PRELIMINARIES IN THE SPECIFICATION**

- Measurement rules: Preliminaries/ General Conditions have generally been prepared in accordance with NBS.

220 PRICING OF PRELIMINARIES

- Abbreviations: The following are to be used:
 - F = Fixed charge item.
 - TR = Time related charge item.

250 PRICED DOCUMENTS

- Alterations: Do not alter or qualify the priced documents without written consent. Tenders containing unauthorised alterations or qualifications may be rejected.
- Measurements: Where not stated, ascertain from the drawings.
- Deemed included: Costs relating to items, which are not priced, will be deemed to have been included elsewhere in the tender.
- Submit: Priced Bills of Quantities with tender

300 QUANTITIES IN THE PRICED DOCUMENT

- Quantities: Where included in the priced document, these have not necessarily been prepared in accordance with SMM7/ NRM2.
- Items, descriptions and measurements: Must be priced taking account of the information given elsewhere in the tender documents, including for all associated and ancillary work shown or clearly apparent as being necessary for the complete and proper execution of the work.

PRICING/ SUBMISSION OF DOCUMENTS (Cont'd)**310 TENDER**

- General: Tenders must include for all work shown or described in the tender documents as a whole or clearly apparent as being necessary for the complete and proper execution of the Works.

310A SELECTION CRITERIA

The Contractor's tender will be judged against preset cost/quality criteria. Interviews following the tender process may be required

360 PRICED ACTIVITY SCHEDULE

Not Applicable

440 CDP ANALYSIS

- Content of the Analysis: A fully priced breakdown
- Form: A fully priced copy with tender drawings and supporting breakdown
- Fully priced copy: Submit with tender

480 PROGRAMME

- Programme of work: Prepare a summary showing the sequence and timing of the principal parts of the Works and periods for planning and design. Itemize any work which is excluded.
- Submit: Within 5 days of being requested.

490 INFORMATION RELEASE SCHEDULE

Not Applicable

500 TENDER STAGE METHOD STATEMENTS

- Method statements: Prepare, including details of the Contractor's construction sequencing and phasing.
- Statements: Submit within 5 days of being requested.

510 ALTERNATIVE METHOD TENDERS

- General: In addition to and at the same time as tendering for the Works as defined in the tender documents, alternative methods of construction/ installation may be submitted for consideration. Alternatives, which would involve significant changes to other work, may not be considered.
- Alternative tenders: Such alternatives will be deemed to be alternative tenders and each must include a complete and precise statement of the effects on cost and programme.
- Safety method statement: Carry out a health and safety risk assessment for each alternative and where appropriate provide a safety method statement suitable for incorporation in the Health and Safety Plan.
- Full technical data: Submit for each alternative together with details of any consequential amendments to the design and/ or construction of other parts of the Works.
- Submit: Submit with tender.

515 ALTERNATIVE TIME TENDERS

- General: In addition to and at the same time as tendering based upon the date or period specified in section A20, an alternative tender based upon a different date for completion or period may be submitted.
- Date for completion: If any such tender is accepted the date for completion inserted in the Contract will be the date stated in the alternative tender or determined from the period stated in the alternative tender.

520 DESIGN DOCUMENTS

- Scope: Include the following in the Contractor's Proposals:
 - Design drawings: as necessary.
 - Technical information: Specification.

PRICING/ SUBMISSION OF DOCUMENTS (Cont'd)

- Submit: Within 5 days of being requested.

530 SUBSTITUTE PRODUCTS

- Details: If products of different manufacture to those specified are proposed, submit details with the tender giving reasons for each proposed substitution. Substitutions, which have not been notified at tender stage, may not be considered.
- Compliance: Substitutions accepted will be subject to the verification requirements of clause A31/200.

540 QUALITY CONTROL RESOURCES

- Statement: Describe the organisation and resources to control the quality of the Works, including the work of subcontractors.
- QA staff: Identify in the statement the number and type of staff responsible for quality control, with details of their qualifications and duties.

545 BIM EXECUTION PLAN (BEP)

- Not used

550 HEALTH AND SAFETY INFORMATION

- Content: Describe the organisation and resources to safeguard the health and safety of operatives, including those of subcontractors, and of any person whom the Works may affect.
- Include:
 - A copy of the contractor's health and safety policy document, including risk assessment procedures.
 - Accident and sickness records for the past five years.
 - Records of previous Health and Safety Executive enforcement action.
 - Records of training and training policy.
 - The number and type of staff responsible for health and safety on this project with details of their qualifications and duties.

570 OUTLINE CONSTRUCTION PHASE HEALTH AND SAFETY PLAN

- Content: Submit the following information within one week of request:
 - Method statements on how risks from hazards identified in the pre-construction information and other hazards identified by the contractor will be addressed.
 - Details of the management structure and responsibilities.
 - Arrangements for issuing health and safety directions.
 - Procedures for informing other contractors and employees of health and safety hazards.
 - Selection procedures for ensuring competency of other contractors, the self-employed and designers.
 - Procedures for communications between the project team, other contractors and site operatives.
 - Arrangements for cooperation and coordination between contractors.
 - Procedures for carrying out risk assessment and for managing and controlling the risk.
 - Emergency procedures including those for fire prevention and escape.
 - Arrangements for ensuring that all accidents, illness and dangerous occurrences are recorded.
 - Arrangements for welfare facilities.
 - Procedures for ensuring that all persons on site have received relevant health and safety information and training.
 - Arrangements for consulting with and taking the views of people on site.
 - Arrangements for preparing site rules and drawing them to the attention of those affected and ensuring their compliance.
 - Monitoring procedures to ensure compliance with site rules, selection and management procedures, health and safety standards and statutory requirements.
 - Review procedures to obtain feedback.

PRICING/ SUBMISSION OF DOCUMENTS (Cont'd)**590 SITE WASTE MANAGEMENT PLAN**

- Person responsible for developing the Plan: The Contractor.
- Content: Include details of:
 - Principal Contractor for the purposes of the regulations.
 - Location of the site.
 - Description of the project.
 - Estimated project cost.
 - Types and quantities of waste that will be generated.
 - Resource management options for these wastes including proposals for minimization/ reuse/ recycling.
 - The use of appropriate and licensed waste management contractors.
 - Record keeping procedures.
 - Waste auditing protocols.
- Submit within 5 days of being requested.

595 ENVIRONMENTAL POLICY

- Employer's Environmental Policy: Not applicable.

596 ENVIRONMENTAL TARGETS

- BREEAM targets: Not applicable.

599 FREEDOM OF INFORMATION

- Records: Retain, make available for inspection and supply on request information reasonably required to allow response to requests made under the provisions of the Freedom of Information Act.
- Determination: Submit requests received. Do not supply information outside the project participants without express written permission.
- Confidentiality: Maintain at all times.

SUBLETTING/ SUPPLY**630 DOMESTIC SUBCONTRACTORS**

- General: Comply with the Construction Industry Board 'Code of Practice for the selection of subcontractors'.
- List: Provide details of all subcontractors and the work for which they will be responsible.
- Submit: With tender.

640 'LISTED' DOMESTIC SUBCONTRACTORS

Not Applicable

645 'LISTED' DOMESTIC SUBCONTRACTORS

Not Applicable

A31
PROVISION, CONTENT AND USE OF DOCUMENTS

A31 PROVISION, CONTENT AND USE OF DOCUMENTS

DEFINITIONS AND INTERPRETATIONS

- 110 DEFINITIONS
- Meaning: Terms, derived terms and synonyms used in the preliminaries/ general conditions and specification are as stated therein or in the appropriate British Standard or British Standard glossary.
- 120 COMMUNICATION
- Definition: Includes advise, inform, submit, give notice, instruct, agree, confirm, seek or obtain information, consent or instructions, or make arrangements.
 - Format: In writing to the person named in clause A10/140 unless specified otherwise.
 - Response: Do not proceed until response has been received.
- 130 PRODUCTS
- Definition: Materials, both manufactured and naturally occurring, and goods, including components, equipment and accessories, intended for the permanent incorporation in the Works.
 - Includes: Goods, plant, materials, site materials and things for incorporation into the Works.
- 135 SITE EQUIPMENT
- Definition: All appliances or things of whatsoever nature required in or about the construction for completion of the Works but not materials or other things intended to form or forming part of the Permanent Works.
 - Includes: Construction appliances, vehicles, consumables, tools, temporary works, scaffolding, cabins and other site facilities.
- 140 DRAWINGS
- Definitions: To BSRIA BG 6/2009 A design framework for building services. Design activities and drawing definitions.
 - CAD data: In accordance with ISO 19650
- 145 CONTRACTOR'S CHOICE
- Meaning: Selection delegated to the Contractor, but liability to remain with the specifier.
- 150 CONTRACTOR'S DESIGN
- Meaning: Design to be carried out or completed by the Contractor and supported by appropriate contractual arrangements, to correspond with specified requirements.
- 155 SUBMIT PROPOSALS
- Meaning: Submit information in response to specified requirements.

160 TERMS USED IN SPECIFICATION

- Remove: Disconnect, dismantle as necessary and take out the designated products or work and associated accessories, fixings, supports, linings and bedding materials. Dispose of unwanted materials. Excludes taking out and disposing of associated pipework, wiring, ductwork or other services.
- Fix: Receive, unload, handle, store, protect, place and fasten in position and disposal of waste and surplus packaging including all labour, materials and site equipment for that purpose.
- Supply and fix: As above, but including supply of products to be fixed. All products to be supplied and fixed unless stated otherwise.
- Keep for reuse: Do not damage designated products or work. Clean off bedding and jointing materials. Stack neatly, adequately protect and store until required by the Employer/ Purchaser or for use in the Works as instructed.
- Make good: Execute local remedial work to designated work. Make secure, sound and neat. Excludes redecoration and/ or replacement.
- Replace: Supply and fix new products matching those removed. Execute work to match original new state of that removed.
- Repair: Execute remedial work to designated products. Make secure, sound and neat. Excludes redecoration and/ or replacement.
- Re-fix: Fix removed products.
- Ease: Adjust moving parts of designated products or work to achieve free movement and good fit in open and closed positions.
- Match existing: Provide products and work of the same appearance and features as the original, excluding ageing and weathering. Make joints between existing and new work as inconspicuous as possible.
- System: Equipment, accessories, controls, supports and ancillary items, including installation, necessary for that section of the work to function.
- Overhaul: Means removal of all components, ironmongery, etc., and setting aside for re-use. All components are to be rehung in the position from which they were removed, eased with ironmongery lubricated, and existing finishes made good to match existing where disturbed. It does not include:
 - Replacement of components or parts of components.
 - Redecoration.

170 MANUFACTURER AND PRODUCT REFERENCE

- Definition: When used in this combination:
 - Manufacturer: The firm under whose name the particular product is marketed.
 - Product reference: The proprietary brand name and/ or reference by which the particular product is identified.
- Currency: References are to the particular product as specified in the manufacturer's technical literature current on the date of the invitation to tender.

200 SUBSTITUTION OF PRODUCTS

- Products: If an alternative product to that specified is proposed, obtain approval before ordering the product.
 - Reasons: Submit reasons for the proposed substitution.
 - Documentation: Submit relevant information, including:
 - manufacturer and product reference;
 - cost;
 - availability;
 - relevant standards;
 - performance;
 - function;
 - compatibility of accessories;
 - proposed revisions to drawings and specification;
 - compatibility with adjacent work;
 - appearance;
 - copy of warranty/ guarantee.
 - Alterations to adjacent work: If needed, advise scope, nature and cost.
 - Manufacturers' guarantees: If substitution is accepted, submit before ordering products.
-

210 CROSS REFERENCES

- Accuracy: Check remainder of the annotation or item description against the terminology used in the section or clause referred to.
- Related terminology: Where a numerical cross-reference is not given the relevant sections and clauses of the specification will apply.
- Relevant clauses: Clauses in the referred to specification section dealing with general matters, ancillary products and execution also apply.
- Discrepancy or ambiguity: Before proceeding, obtain clarification or instructions.

220 REFERENCED DOCUMENTS

- Conflicts: Specification prevails over referenced documents.

230 EQUIVALENT PRODUCTS

- Inadvertent omission: Wherever products are specified by proprietary name the phrase 'or equivalent' is to be deemed included.

240 SUBSTITUTION OF STANDARDS

- Specification to British Standard or European Standard: Substitution may be proposed complying with a grade or category within a national standard of another Member State of the European Community or an international standard recognised in the UK.
- Before ordering: Submit notification of all such substitutions.
- Documentary evidence: Submit for verification when requested as detailed in clause A31/200. Any submitted foreign language documents must be accompanied by certified translations into English.

250 CURRENCY OF DOCUMENTS

- Currency: References to published documents are to the editions, including amendments and revisions, current on the date of the Invitation to Tender.

260 SIZES

- General dimensions: Products are specified by their co-ordinating sizes.
- Timber: Cross section dimensions shown on drawings are:
 - Target sizes as defined in BS EN 336 for structural softwood and hardwood sections.
 - Finished sizes for non-structural softwood or hardwood sawn and further processed sections.

DOCUMENTS PROVIDED ON BEHALF OF EMPLOYER**410 ADDITIONAL COPIES OF THE DRAWINGS/ DOCUMENTS**

- Additional copies: Two copies of drawings (not counting any certified copy of Contract Drawings) will be issued to the Contractor free of charge. Additional copies will be issued on request but will be charged to the Contractor.

440 DIMENSIONS

- Scaled dimensions: Do not rely on.

450 MEASURED QUANTITIES

- Ordering products and constructing the Works: The accuracy and sufficiency of the measured quantities is not guaranteed.
- Precedence: The specification and drawings shall override the measured quantities.

460 THE SPECIFICATION

- Coordination: All sections must be read in conjunction with Main Contract Preliminaries/ General conditions.

DOCUMENTS PROVIDED BY CONTRACTOR/ SUBCONTRACTORS/ SUPPLIERS**500 CHANGES/AMENDMENTS TO THE EMPLOYER'S REQUIREMENTS**

- Contractor's changes to Employer's Requirements: Support request for substitution or variation with all relevant information
- Employer's amendments to Employer's Requirements: If considered to involve a variation, which has not already been acknowledged as a variation, notify without delay (maximum period 7 days), and do not proceed until instructed. Claims for extra cost, if made after the variation has been carried out, may not be allowed.
- Submit: request for Contractor's changes at least two weeks before date for commencement

510 DESIGN AND PRODUCTION INFORMATION

- Master programme: Make reasonable allowance for completing design/ production information, submission (including information relevant to the CDM Regulations), comment, inspection, amendment, resubmission and reinspection.
- Design/ production information: Submit two copies, one could be returned with comments and this will be deemed to be a direction, notice or instruction under the Contract. Ensure that any necessary amendments are made without delay and resubmit unless it is confirmed that it is not required.
- Contractor's changes to Employer's Requirements: Support request for substitution or variation with all relevant information.
- Employer's amendments to Employer's Requirements: If considered to involve a variation, which has not already been acknowledged as a variation, notify without delay (maximum period 7 days), and do not proceed until instructed. Claims for extra cost, if made after it has been carried out, may not be allowed.
- Final version of design/ production information: Submit within 5 days of being requested.

600 CONTRACTOR'S DESIGN INFORMATION

- General: The Contractor and all relevant subcontractors are to attend an initial briefing meeting with the CA, then subsequently complete the design and detailing of the required parts of the Works as specified. Attendance at a further meeting to discuss the proposals during the development of the design and detailing is also usually required. Complete the design and detailing of parts of the Works as specified.
- Provide:
 - Production information based on the drawings, specification and other information.
 - Liaison to ensure coordination of the work with related building elements and services.
- Master programme: Make reasonable allowance for completing design/ production information, submission (including to the CDM Coordinator), comment, inspection, amendment, resubmission and re-inspection.
- Information required:
 - During the Contract submit the 1 copy of design/production information electronically to the CA and in pdf format. The CA will note any comments and return the information to the contractor as follows:
 - ~ The drawings are approved: the contractor can then commence construction in accord with the approved information. Or
 - ~ The drawings are approved with comments: the contractor can commence construction in accord with the approved information, with the proviso that revised drawings are provided and which accord with the CA's comments. Or
 - ~ The drawings are not approved: the contractor must then revise the information in accord with the CA's comments and ensuring that any necessary amendments are made without delay. The drawings are to be resubmitted for the CA's approval.
- The contractor is to allow the CA 2 weeks to return his initial comments on the submitted information, and a further 2 weeks for each subsequent resubmission as required until the CA's approval is received.
- Ensure that any necessary amendments are made without delay. Unless and until the CA confirms that re-submission is not required, submit copies of amended drawings etc. to CA, and ensure incorporation of necessary amendments all as before.
- If submitted design/production information differs from the Employer's Requirements, each such difference must be the subject of a request for substitution or Change supported by all relevant

information.

- Should any amendment required by the CA be considered to involve a Change which has not been already acknowledged as a Change by the CA, notify the CA without delay and in any case within 7 days, and do not proceed with ordering, fabrication, erection or installation until subsequently instructed. Claims for the extra costs of such work, if made after it has been carried out, may not be allowed.
 - Complete final version of all design/production information and submit a copy to the CA
 - Details of discharge of Planning Conditions, Building Regulations, Structural Insurance Company requirements and Fire Regulation compliance. Submit: Within one week of request.

600A CONTACTOR'S SPECIFIC DESIGN INFORMATION

Provide:

- Production information as clause 600 based on the drawings, specification and other information.
- Liaison to ensure coordination of the work with related building elements and services.
- Master programme: Make reasonable allowance for completing design/production information, submission (including to the CDM Coordinator), comment, inspection, amendment, resubmission and reinspection for CA's approval.

Information required:

Patent glazed rooflights: Shop drawings including details of all flashing and fixing details, etc. and including to the supporting steel support frame.

Terracotta: Shop drawings illustrating the dimensions of all components required.

Steel frame connections and details: Shop drawings including all fixing details.

600A CONTACTOR'S SPECIFIC DESIGN INFORMATION (Cont'd)

Aluminium combined fascias/soffite system: Shop drawings including details of all flashing and fixing details, etc. and including to the supporting steel support frame and/or composite cladding panels.

Terracotta rainscreen cladding: Shop drawings including details of all flashing and fixing details, etc. and including to the supporting masonry.

Laminated plastics veneered panel linings: Shop drawings including details of all fixing details, etc.

Panel cubicles to Mezzanine WC's: Shop drawings including details of all fixing details, etc. and including to supporting walls.

Duct/Wall Linings-Panels and Proprietary frames to WC's: Shop drawings including details of all fixing details etc. and including to supporting walls.

Duct/Wall linings-Site fabricated softwood support framing to Service Risers: Shop drawings including details of all fixing details, etc. and including to supporting walls.

Aluminium windows, glazed screens and doors: Shop drawings including details of all fixing details, etc. and including to supporting walls.

Modular handrail system to new stairs and existing windows: Shop drawings including details of all fixing details, etc. and including to supporting walls.

Intumescent coating for fire protection of steelwork: Calculations to confirm the efficacy of the coating system proposed.

Guided fall arrest system for roof maintenance access: Shop drawings including details of all flashing and fixing details, etc. and including to the supporting steel support frame and/or composite cladding panels.

Single point anchorage devices for personal protective equipment: Shop drawings including details of all flashing and fixing details, etc. and including to the supporting steel support frame and/or composite cladding panels.

Combined fascia, soffite and gutter to dormer windows and roofs: Shop drawings including details of all flashing and fixing details, etc. and including to the supporting steel support frame and/or composite cladding panels.

620 AS BUILT DRAWINGS AND INFORMATION

- Contractor Designed Work: Provide a complete set of Drawings/ information:
- Submit: At least two weeks before date for completion.

630 TECHNICAL LITERATURE

- Information: Keep on site for reference by all supervisory personnel:
 - Manufacturers' current literature relating to all products to be used in the Works.

Relevant British, EN or ISO Standards.

640 MAINTENANCE INSTRUCTIONS AND GUARANTEES

- Components and equipment: Obtain or retain copies, register with manufacturer and hand over on or before completion of the Works.
- Information location: In Building Manual.
- Emergency call out services: Provide telephone numbers for use after completion.

650 ENERGY RATING CALCULATION

Not Required

660 ENVIRONMENTAL ASSESSMENT INFORMATION

Not Applicable

DOCUMENT/ DATA INTERCHANGE

850 ELECTRONIC DATA INTERCHANGE (EDI)

Not Used

A32
MANAGEMENT OF THE WORKS

A32 MANAGEMENT OF THE WORKS

GENERALLY

110 SUPERVISION

- General: Accept responsibility for coordination, supervision and administration of the Works, including subcontracts.
- Coordination: Arrange and monitor a programme with each subcontractor, supplier, local authority and statutory undertaker, and obtain and supply information as necessary for coordination of the work.

115 CONSIDERATE CONSTRUCTORS SCHEME

- Registration: Before starting work, register the site and pay the appropriate fee:
- Contact:
 - Address: Considerate Constructors Scheme Office, PO Box 75, Great Amwell, Ware, Hertfordshire, SG12 0YX.
 - Tel. 01920 485959.
 - Fax. 01920 485958.
 - Free phone 0800 7831423
 - Web. www.ccscheme.org.uk
 - E mail. enquiries@ccscheme.org.uk
- Standard: Comply with the Scheme's Code of Considerate Practice.
 - Minimum compliance level: Excellent.

117 CONSTRUCTING BETTER HEALTH SCHEME

Not Used.

118 VEHICLE SAFETY REQUIREMENTS

Not Used.

119 MTCBC INVITATION TO TENDER

- General: Allow for all requirements within the 'invitation to tender' (ITT) document.
- Analysis: Provide a fully priced breakdown with supporting information
- Submit: With tender

120 INSURANCE

- Documentary evidence: Before starting work on site submit details, and/ or policies and receipts for the insurances required by the Conditions of Contract.

130 INSURANCE CLAIMS

- Notice: If any event occurs which may give rise to any claim or proceeding in respect of loss or damage to the Works or injury or damage to persons or property arising out of the Works, immediately give notice to the Employer, the person named in clause A10/140 and the Insurers.
- Failure to notify: Indemnify the Employer against any loss, which may be caused by failure to give such notice.

140 CLIMATIC CONDITIONS

- Information: Record accurately and retain:
 - Daily maximum and minimum air temperatures (including overnight).
 - Delays due to adverse weather, including description of the weather, types of work affected and number of hours lost.

150 OWNERSHIP

- Alteration/ clearance work: Materials arising become the property of the Contractor except where otherwise stated. Remove from site as work proceeds.

PROGRAMME/ PROGRESS

210 PROGRAMME

- Master programme: When requested and before starting work on site, submit in an approved form a master programme for the Works, which must include details of:
 - Design, production information and proposals provided by the Contractor/ Subcontractors/Suppliers, including inspection and checking (see section A31).
 - Planning and mobilization by the Contractor.
 - Earliest and latest start and finish dates for each activity and identification of all critical activities.
 - Running in, adjustment, commissioning and testing of all engineering services and installations
 - Work resulting from instructions issued in regard to the expenditure of provisional sums (see section A54)
 - Work by or on behalf of the Employer and concurrent with the Contract (see section A50). The nature and scope of which, the relationship with preceding and following work and any relevant limitations are suitably defined in the Contract Documents.
- Behind the Scenes Tours: allow for 4 no. tours of the site per year by members of the public as Clause A36/575
- Exclusions: Where and to the extent that the programme implications for work which is not so defined are impossible to assess, the Contractor should exclude it and confirm this when submitting the programme.
- Submit: 2 copies to the EA.

230 SUBMISSION OF PROGRAMME

- Further information: Submission of the programme will not relieve the Contractor of the responsibility to advise of the need for further drawings or details or instructions in accordance with the Contract.

240 COMMENCEMENT OF WORK

- Notice: Before the proposed date for commencement of work on site give minimum notice of 5 working days.

250 MONITORING

- Progress: Record on a copy of the programme kept on site.
- Avoiding delays: If any circumstances arise which may affect the progress of the Works submit proposals or take other action as appropriate to minimize any delay and to recover any lost time.
- Key Performance Indicators:
 - not applicable

260 SITE MEETINGS

- General: Site meetings will be held to review progress and other matters arising from administration of the Contract.
- Frequency: Monthly.
- Location: On site.
- Accommodation: Ensure availability at the time of such meetings.
- Attendees: The client, consultants and contractors staff only.

- Chairperson (who will also take and distribute minutes): CA.

265 CONTRACTOR'S PROGRESS REPORT

- General: Submit a progress report at least 2 days before the site meeting.
- Content: Notwithstanding the Contractor's obligations under the Contract the report must include:
 - A progress statement by reference to the master programme for the Works.
 - Details of any matters materially affecting the regular progress of the Works.
 - Subcontractors' and suppliers' progress reports.
 - Any requirements for further drawings or details or instructions to fulfil any obligations under the Conditions of Contract.

270 CONTRACTOR'S SITE MEETINGS

- General: Hold meetings with appropriate subcontractors and suppliers shortly before main site meetings to facilitate accurate reporting of progress.

275 CONDITION SURVEY

- General: The contractor shall undertake a condition (photographic, video or similar) survey of the site compound, the contractors car parking area, the adjacent boundary walls, the adjacent road and the immediate surroundings before works commences.
- Upon satisfactory completion of the works, a joint inspection will be undertaken to review the condition survey. Any signs of damage etc would be the responsibility of the contractor to rectify prior to works achieving practical completion.

280 PHOTOGRAPHS

- Number of locations: At agreed points.
- Frequency of intervals: Prior to commencement and each site meeting.

285 PARTIAL POSSESSION BY EMPLOYER

- Clauses 2.33 to 2.37 of Conditions of Contract: Ensure all necessary access, services and other associated facilities are also complete.

290 NOTICE OF COMPLETION

- Requirement: Give notice of the anticipated dates of completion of the whole or parts of the Works.
- Associated works: Ensure necessary access, services and facilities are complete.
- Period of notice (minimum): 4 Weeks.

310 EXTENSIONS OF TIME

- Notice: When a notice of the cause of any delay or likely delay in the progress of the works is given under the contract, written notice must also be given of all other causes which apply concurrently.
- Details: As soon as possible submit:
 - Relevant particulars of the expected effects, if appropriate, related to the concurrent causes.
 - An estimate of the extent, if any, of the expected delay in the completion of the Works beyond the date for completion.All other relevant information required.

CONTROL OF COST**410 CASH FLOW FORECAST**

- Submission: Before starting work on site, submit a forecast showing the gross valuation of the Works at the date of each Interim Certificate throughout the Contract period. Base on the programme for the Works.

420 REMOVAL/ REPLACEMENT OF EXISTING WORK

- Extent and location: Agree before commencement.
- Execution: Carry out in ways that minimize the extent of work.

430 PROPOSED INSTRUCTIONS

- Estimates: If a proposed instruction requests an estimate of cost, submit without delay and in any case within seven days.
- Include:
 - A detailed breakdown of the cost, including any allowance for direct loss and expense.
 - Details of any additional resources required.
 - Details of any adjustments to be made to the programme for the Works.
 - Any other information as is reasonably necessary to fully assess the implications of issuing such an instruction.
- Inability to comply: Inform immediately if it is not possible to comply with any of the above requirements.

440 MEASUREMENT

- Covered work: Give notice before covering work required to be measured.

450 DAYWORK/RECORD VOUCHERS

- Before commencing work: Give reasonable notice to person countersigning record vouchers.
- Content: Before delivery each voucher must be:
 - Referenced to the instruction under which the work is authorised.
 - Signed by the Contractor's person in charge as evidence that the operatives' names, the time spent by each, the plant and materials shown are correct.
- Submit: By the end of the week in which the work has been executed.

460 INTERIM VALUATIONS

- Application by Contractor: If made under Conditions of Contract clause 4.10 include details of amounts considered due, together with all necessary supporting information

470 PRODUCTS NOT INCORPORATED INTO THE WORKS

- Ownership: At the time of each valuation, supply details of those products not incorporated into the Works which are subject to any reservation of title inconsistent with passing of property as required by the Conditions of Contract, together with their respective values.
- Evidence: When requested, provide evidence of freedom of reservation of title.

475 LISTED PRODUCTS STORED OFF SITE

- Evidence of Title: Submit reasonable proof that the property in 'listed items' is vested in the Contractor.
- Include for products purchased from a supplier:
 - A copy of the contract of sale and a written statement from the supplier that any conditions of the sale relating to the passing of property have been fulfilled and the products are not subject to any encumbrance or charge.
- Include for products purchased from a supplier by a subcontractor or manufactured or assembled by any subcontractor:
 - Copies of the subcontract with the subcontractor and a written statement from the subcontractor that any conditions relating to the passing of property have been fulfilled.

480 LABOUR AND EQUIPMENT RETURNS

- Records: Provide for verification at the beginning of each week in respect of each of the previous seven days.
- Records must show:
 - The number and description of craftsmen, labourers and other persons directly or indirectly employed on or in connection with the Works or Services, including those employed by subcontractors.
 - The number, type and capacity of all mechanical, electrical and power-operated

equipment employed in connection with the Works or Services

A33
QUALITY STANDARDS/ CONTROL

A33 QUALITY STANDARDS/ CONTROL**STANDARDS OF PRODUCTS AND EXECUTIONS****110 INCOMPLETE DOCUMENTATION**

- General: Where and to the extent that products or work are not fully documented, they are to be:
 - Of a kind and standard appropriate to the nature and character of that part of the Works where they will be used.
 - Suitable for the purposes stated or reasonably to be inferred from the project documents.
- Contract documents: Omissions or errors in description and/ or quantity shall not vitiate the Contract nor release the Contractor from any obligations or liabilities under the Contract.

120 WORKMANSHIP SKILLS

- Operatives: Appropriately skilled and experienced for the type and quality of work.
- Registration: With Construction Skills Certification Scheme.
- Evidence: Operatives must produce evidence of skills/ qualifications when requested.

130 QUALITY OF PRODUCTS

- Generally: New. (Proposals for recycled products may be considered).
- Supply of each product: From the same source or manufacturer.
- Whole quantity of each product required to complete the Works: Consistent kind, size, quality and overall appearance.
- Tolerances: Where critical, measure a sufficient quantity to determine compliance.
- Deterioration: Prevent. Order in suitable quantities to a programme and use in appropriate sequence.

135 QUALITY OF EXECUTION

- Generally: Fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment.
- Colour batching: Do not use different colour batches where they can be seen together.
- Dimensions: Check on-site dimensions.
- Finished work: Not defective, e.g. not damaged, disfigured, dirty, faulty, or out of tolerance.
- Location and fixing of products: Adjust joints open to view so they are even and regular.

140 EVIDENCE OF COMPLIANCE

- Proprietary products: Retain on site evidence that the proprietary product specified has been supplied.
- Performance specification: Submit evidence of compliance, including test reports indicating:
 - Properties tested.
 - Pass/ fail criteria.
 - Test methods and procedures.
 - Test results.
 - Identity of testing agency.
 - Test dates and times.
 - Identities of witnesses.
- Analysis of results.

150 INSPECTIONS

- Products and executions: Inspection or any other action must not be taken as approval unless confirmed in writing referring to:
 - Date of inspection.
 - Part of the work inspected.
 - Respects or characteristics which are approved.
 - Extent and purpose of the approval.
 - Any associated conditions.

160 RELATED WORK

- Details: Provide all trades with necessary details of related types of work. Before starting each new type or section of work ensure previous related work is:
 - Appropriately complete.
 - In accordance with the project documents.
 - To a suitable standard.
 - In a suitable condition to receive the new work.
- Preparatory work: Ensure all necessary preparatory work has been carried out.

170 MANUFACTURER'S RECOMMENDATIONS/ INSTRUCTIONS

- General: Comply with manufacturer's printed recommendations and instructions current on the date of the Invitation to tender.
- Exceptions: Submit details of changes to recommendations or instructions.
- Execution: Use ancillary products and accessories supplied or recommended by main product manufacturer.
- Products: Comply with limitations, recommendations and requirements of relevant valid certificates.

180 WATER FOR THE WORKS

- Mains supply: Clean and uncontaminated.
- Other: Do not use until:
 - Evidence of suitability is provided.
 - Tested to BS EN 1008 if instructed.

SAMPLES/ APPROVALS**210 SAMPLES**

- Products or executions: Comply with all other specification requirements and in respect of the stated or implied characteristics either:
 - To an express approval.
 - To match a sample expressly approved as a standard for the purpose.

220 APPROVAL OF PRODUCTS

- Submissions, samples, inspections and tests: Undertake or arrange to suit the Works programme.
- Approval: Relates to a sample of the product and not to the product as used in the Works. Do not confirm orders or use the product until approval of the sample has been obtained.
- Complying sample: Retain in good, clean condition on site. Remove when no longer required.

230 APPROVAL OF EXECUTION

- Submissions, samples, inspections and tests: Undertake or arrange to suit the Works programme.
- Approval: Relates to the stated characteristics of the sample. (If approval of the finished work as a whole is required this is specified separately). Do not conceal, or proceed with affected work until compliance with requirements is confirmed.
- Complying sample: Retain in good, clean condition on site. Remove when no longer

required.

ACCURACY/SETTING OUT GENERALLY

310 ACCURACY OF INSTRUMENTS

- Accuracy in measurement: Use instruments and methods described in BS 5606, Appendix A:.
- Special requirements: None.

320 SETTING OUT

- General: Submit details of methods and equipment to be used in setting out the Works.
- Levels and dimensions: Check and record the results on a copy of drawings. Notify discrepancies and obtain instructions before proceeding.
- Inform: When complete and before commencing construction.

330 APPEARANCE AND FIT

- Tolerances and dimensions: If likely to be critical to execution or difficult to achieve, as early as possible either:
 - Submit proposals; or
 - Arrange for inspection of appearance of relevant aspects of partially finished work.
- General tolerances (maximum): To BS 5606, tables 1 and 2.

330A WORKS TO A LISTED BUILDING

- Note that the works are to a listed building. As such, all new works are to be adapted to fit the existing and not vice versa.

340 CRITICAL DIMENSIONS

- Critical dimensions: Set out and construct the Works to ensure compliance with the tolerances stated.

SERVICES GENERALLY

410 SERVICES REGULATIONS

- New or existing services: Comply with the Byelaws or Regulations of the relevant Statutory Authority.

420 WATER REGULATIONS/ BYELAWS NOTIFICATION

- Requirements: Notify Water Undertaker of any work carried out to or which affects new or existing services and submit any required plans, diagrams and details.
- Consent: Allow adequate time to receive Undertaker's consent before starting work. Inform immediately if consent is withheld or is granted subject to significant conditions.

430 WATER REGULATIONS/ BYELAWS CONTRACTOR'S CERTIFICATE

- On completion of the work: Submit (copy where also required to the Water Undertaker) a certificate including:
 - The address of the premises.
 - A brief description of the new installation and/ or work carried out to an existing installation.
 - The Contractor's name and address.
 - A statement that the installation complies with the relevant Water Regulations or Byelaws.
 - The name and signature of the individual responsible for checking compliance.
 - The date on which the installation was checked.

435 ELECTRICAL INSTALLATION CERTIFICATE

- Submit: When relevant electrical work is completed.
- Original certificate: To be lodged in the Building Manual.

440 GAS, OIL AND SOLID FUEL APPLIANCE INSTALLATION CERTIFICATE

- Before the completion date stated in the Contract: Submit a certificate stating:
 - The address of the premises.
 - A brief description of the new installation and/ or work carried out to an existing installation.
 - Any special recommendations or instructions for the safe use and operation of appliances and flues.
 - The Contractor's name and address.
 - A statement that the installation complies with the appropriate safety, installation and use regulations.
 - The name, qualification and signature of the competent person responsible for checking compliance.
 - The date on which the installation was checked.
- Certificate location: To be included in the Building Manual.

445 SERVICE RUNS

- General: Provide adequate space and support for services, including unobstructed routes and fixings.
- Ducts, chases and holes: Form during construction rather than cut.
- Coordination with other works: Submit details of locations, types/ methods of fixing of services to fabric and identification of runs and fittings.

450 MECHANICAL AND ELECTRICAL SERVICES

- Final tests and commissioning: Carry out so that services are in full working order at completion of the Works.
- Building Regulations notice: Copy to be lodged in the Building Manual.

SUPERVISION/ INSPECTION/ DEFECTIVE WORK**510 SUPERVISION**

- General: In addition to the constant management and supervision of the Works provided by the Contractor's person in charge, all significant types of work must be under the close control of competent trade supervisors to ensure maintenance of satisfactory quality and progress.
- Replacement: Give maximum possible notice before changing person in charge or site agent.

520 COORDINATION OF ENGINEERING SERVICES

- Suitability: Site organisation staff must include one or more persons with appropriate knowledge and experience of mechanical and electrical engineering services to ensure compatibility between engineering and the Works generally.
- Evidence: Submit when requested CVs or other documentary evidence relating to the staff concerned.

530 OVERTIME WORKING

- Notice: Prior to overtime being worked, submit details of times, types and locations of work to be done.
 - Minimum period of notice: Not less than 14 days.
- Concealed work: If executed during overtime for which notice has not been given, it may be required to be opened up for inspection and reinstated at the Contractor's expense.

540 DEFECTS IN EXISTING WORK

- Undocumented defects: When discovered, immediately give notice. Do not proceed with affected related work until response has been received.
- Documented remedial work: Do not execute work which may:
 - Hinder access to defective products or work; or
 - Be rendered abortive by remedial work.

550 ACCESS FOR INSPECTION

- Removal: Before removing scaffolding or other facilities for access, give notice of not less than 10 days.

560 TESTS AND INSPECTIONS

- Timing: Agree and record dates and times of tests and inspections to enable all affected parties to be represented.
- Confirmation: One working day prior to each such test or inspection. If sample or test is not ready, agree a new date and time.
- Records: Submit a copy of test certificates and retain copies on site.

570 AIR PERMEABILITY

Not required.

590 RESISTANCE TO PASSAGE OF SOUND

Not Required.

595 ENERGY PERFORMANCE CERTIFICATE

Not Required.

610 PROPOSALS FOR RECTIFICATION OF DEFECTIVE PRODUCTS/ EXECUTIONS

- Proposals: Immediately any execution or product is known, or appears, to be not in accordance with the Contract, submit proposals for opening up, inspection, testing, making good, adjustment of the Contract Sum, or removal and re-execution.
- Acceptability: Such proposals may be unacceptable and contrary instructions may be issued.

620 MEASURES TO ESTABLISH ACCEPTABILITY

- General: Wherever inspection or testing shows that the work, materials or goods are not in accordance with the contract and measures (e.g. testing, opening up, experimental making good) are taken to help in establishing whether or not the work is acceptable, such measures:
 - Will be at the expense of the Contractor.
 - Will not be considered as grounds for revision of the completion date.

630 QUALITY CONTROL

- Procedures: Establish and maintain to ensure that the Works, including the work of subcontractors, comply with specified requirements.
- Records: Maintain full records, keep copies on site for inspection, and submit copies on request.
- Content of records:
 - Identification of the element, item, batch or lot including location in the Works.
 - Nature and dates of inspections, tests and approvals.
 - Nature and extent of nonconforming work found.Details of corrective action.

WORK AT OR AFTER COMPLETION**710 WORK BEFORE COMPLETION**

- General: Make good all damage consequent upon the Works.
Temporary markings, coverings and protective wrappings: Remove unless otherwise instructed.
- Cleaning: Clean the Works thoroughly inside and out, including all accessible ducts and voids. Remove all splashes, deposits, efflorescence, rubbish and surplus materials.
- Cleaning materials and methods: As recommended by manufacturers of products being cleaned, and must not damage or disfigure other materials or construction.
- COSHH dated data sheets: Obtain for all materials used for cleaning and ensure they are used only as recommended by their manufacturers.
- Minor faults: Touch up in newly painted work, carefully matching colour and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions.
- Moving parts of new work: Adjust, ease and lubricate as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls.

720 SECURITY AT COMPLETION

- General: Leave the Works secure with, where appropriate, all accesses closed and locked.
- Keys: Account for and adequately label all keys and hand over to Employer with itemized schedule, retaining duplicate schedule signed by Employer as a receipt.

730 MAKING GOOD DEFECTS

- Remedial work: Arrange access with the Employer.
- Rectification: Give reasonable notice for access to the various parts of the Works.
- Completion: Notify when remedial works have been completed.

740 HIGHWAY/ SEWER ADOPTION

- Work to be adopted under the Highways Act, Section 38, or the Roads (Scotland) Act, Section 16 to 18, or the Water Industry Act, Section 104: Description: To be confirmed by the Employer/CA.
- Work for adoption must be:
 - Completed by the Contractor to the satisfaction of the Highway/ Sewer Authorities before the certificate stating the Works are complete is issued.
 - Subject to a Defects Liability/ Rectification Period of 12 months (see Appendix to the Contract/ Contract Particulars).
 - Maintained during the Defects Liability/ Rectification Period, including making good of damage due to reasonable wear and tear occurring during the Period and cleaning at the end of the Period, all to the satisfaction of the Highway/ Sewer Authorities.

A34
SECURITY/ SAFETY/ PROTECTION

A34 SECURITY/ SAFETY/ PROTECTION**SECURITY, HEALTH AND SAFETY****110 PRECONSTRUCTION INFORMATION**

- Location: Integral with the project Preliminaries, including but not restricted to the following sections:
 - Description of project: Sections A10 and A11.
 - Client's consideration and management requirements: Sections A12, A13 and A36.
 - Environmental restrictions and on-site risks: Section A12, A35 and A34.
 - Significant design and construction hazards: Section A34.
- The Health and Safety File: Section A37.

120 EXECUTION HAZARDS

- Common hazards: Not listed. Control by good management and site practice.

130 PRODUCT HAZARDS

- Hazardous substances: Site personnel levels must not exceed occupational exposure standards and maximum exposure limits stated in the current version of HSE document EH40: Workplace Exposure Limits.
- Common hazards: Not listed. Control by good management and site practice.

140 CONSTRUCTION PHASE HEALTH AND SAFETY PLAN

- Submission: Present to the Employer/Client no later than 14 days before commencement.
- Confirmation: Do not start construction work until the Employer has confirmed in writing that the Construction Phase Health and Safety Plan includes the procedures and arrangements required by the CDM Regulations.
- Content: Develop the plan from and draw on the Outline Construction Phase Health and Safety Plan, clause A30/570, and the Pre-tender Health and Safety Plan/ Preconstruction information.

150 SECURITY

- Protection: Safeguard the site, the Works, products, materials, and any existing buildings affected by the Works from damage and theft.
- Access: Take all reasonable precautions to prevent unauthorized access to the site, the Works and adjoining property.

160 STABILITY

- Responsibility: Maintain the stability and structural integrity of the Works and adjacent structures during the Contract.
- Design loads: Obtain details, support as necessary and prevent overloading.

180 ACCESS CONTROL

Not used.

190 OCCUPIER'S RULES AND REGULATIONS

Not Applicable.

200 MOBILE TELEPHONES AND PORTABLE ELECTRONIC EQUIPMENT

- Restrictions on use:
 - None

210 SAFETY PROVISIONS FOR SITE VISITS

- Safety: Submit details in advance, to the Employer or the person identified in clause

A10/140, of safety provisions and procedures (including those relating to materials, which may be deleterious), which will require their compliance when visiting the site.

- Protective clothing and/ or equipment: Provide and maintain on site for the Employer and the person stated in clause A10/140 and other visitors to the site.

220 WORKING PRECAUTIONS/ RESTRICTIONS

Not Used

PROTECT AGAINST THE FOLLOWING

310 EXPLOSIVES

- Use: Not permitted

320 NOISE CONSENT BY LOCAL AUTHORITY

Not used.

330 NOISE AND VIBRATION

- Standard: Comply with the recommendations of BS 5228-1, in particular clause 7.3, to minimize noise levels during the execution of the Works.
- Equipment: Fit compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.
- Restrictions: Do not use:
 - Percussion tools and other noisy appliances without consent at times that may cause a nuisance.
 - Radios or other audio equipment or permit employees to use in ways or at times that may cause nuisance.

340 POLLUTION

- Prevention: Protect the site, the Works and the general environment including the atmosphere, land, streams and waterways against pollution.
- Contamination: If pollution occurs inform immediately, including to the appropriate Authorities and provide relevant information.

350 PESTICIDES

- Use: Only where specified or approved, and then only suitable products listed on www.pesticides.gov.uk.
- Restrictions: Work near water, drainage ditches or land drains must comply with the 'Guidelines for the use of herbicides on weeds in or near watercourses and lakes'.
- Containers: Comply with manufacturer's disposal recommendations. Remove from site immediately empty or no longer required.
- Competence: Operatives must hold a BASIS Certificate of Competence, or work under supervision of a Certificate holder.

360 NUISANCE

- Duty: Prevent nuisance from smoke, dust, rubbish, vermin and other causes.
- Surface water: Prevent hazardous build-up on site, in excavations and to surrounding areas and roads.

370 ASBESTOS CONTAINING MATERIALS

- Duty: Report immediately any suspected materials discovered during execution of the Works.
 - Do not disturb.
 - Agree methods for safe removal or encapsulation.

371 DANGEROUS OR HAZARDOUS SUBSTANCES

- Duty: Report immediately suspected materials discovered during execution of the Works.
 - Do not disturb.

Agree methods for safe removal or remediation.

375 ANTIQUITIES

- Duty: Report immediately any fossils, antiquities and other objects of interest or value discovered during execution of the Works.
- Preservation: Keep objects in the exact position and condition in which they were found.
- Special requirements: None.

380 FIRE PREVENTION

- Duty: Prevent personal injury or death, and damage to the Works or other property from fire.
- Standard: Comply with Joint Code of Practice 'Fire Prevention on Construction Sites', published by the Construction Confederation and The Fire Protection Association (The 'Joint Fire Code').

390 SMOKING ON SITE

- Smoking on site: Not permitted.

400 BURNING ON SITE

- Burning on site: Not permitted.

410 MOISTURE

- Wetness or dampness: Prevent, where this may cause damage to the Works.
- Drying out: Control humidity and the application of heat to prevent:
 - Blistering and failure of adhesion.
 - Damage due to trapped moisture.
 - Excessive movement.

420 INFECTED TIMBER/ CONTAMINATED MATERIALS

- Removal: Where instructed to remove material affected by fungal/ insect attack from the building, minimize the risk of infecting other parts of the building.
- Testing: carry out and keep records of appropriate tests to demonstrate that hazards presented by concentrations of airborne particles, toxins and other microorganisms are within acceptable levels.

430 WASTE

- Includes: Rubbish, debris, spoil, surplus material, containers and packaging.
- General: Minimize production. Prevent accumulations. Keep the site and Works clean and tidy.
- Handling: Collect and store in suitable containers. Remove frequently and dispose off site in a safe and competent manner:
 - Non-hazardous material: In a manner approved by the Waste Regulation Authority.
 - Hazardous material: As directed by the Waste Regulation Authority and in accordance with relevant regulations.
- Recyclable material: Sort and dispose at a Materials Recycling Facility approved by the Waste Regulation Authority.
- Voids and cavities in the construction: Remove rubbish, dirt and residues before closing in.
- Waste transfer documentation: Retain on site.

440 ELECTROMAGNETIC INTERFERENCE

- Duty: Prevent excessive electromagnetic disturbance to apparatus outside the site.

450 LASER EQUIPMENT

- Construction laser equipment: Install, use and store in accordance with BS EN 60825-1 and the manufacturer's instructions.
- Class 1 or Class 2 laser equipment: Ensure laser beam is not set at eye level and is terminated at the end of its useful path.
- Class 3A and Class 3B laser equipment: Do not use without approval and subject to

submission of a method statement on its safe use.

460 POWDER ACTUATED FIXING SYSTEMS

- Use: Not permitted.

470 INVASIVE SPECIES

- General: Prevent the spread of species (e.g. plants or animals) that may adversely affect the site or Works economically, environmentally or ecologically.
- Duty: Report immediately any suspected invasive species discovered during execution of the Works.
 - Do not disturb.
 - Agree methods for safe eradication or removal.

PROTECT THE FOLLOWING

510 EXISTING SERVICES

- Confirmation: Notify all service authorities, statutory undertakers and/ or adjacent owners of proposed works not less than one week before commencing site operations.
- Identification: Before starting work, check and mark positions of utilities/ services. Where positions are not shown on drawings obtain relevant details from service authorities, statutory undertakers or other owners.
- Work adjacent to services:
 - Comply with service authority's/ statutory undertaker's recommendations.
 - Adequately protect, and prevent damage to services: Do not interfere with their operation without consent of service authorities/ statutory undertakers or other owners.
- Identifying services:
 - Below ground: Use signboards, giving type and depth;
 - Overhead: Use headroom markers.
- Damage to services: If any results from execution of the Works:
 - Immediately give notice and notify appropriate service authority/ statutory undertaker.
 - Make arrangements for the work to be made good without delay to the satisfaction of service authority/ statutory undertaker or other owner as appropriate.
 - Any measures taken to deal with an emergency will not affect the extent of the Contractor's liability.
- Marker tapes or protective covers: Replace, if disturbed during site operations, to service authority's/ statutory undertakers recommendations.

520 ROADS AND FOOTPATHS

- Duty: Maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris.
- Damage caused by site traffic or otherwise consequent upon the Works: Make good to the satisfaction of the Employer, Local Authority or other owner.

530 EXISTING TOPSOIL/ SUBSOIL

- Duty: Prevent over compaction of existing topsoil and subsoil in those areas which may be damaged by construction traffic, parking of vehicles, temporary site accommodation or storage of materials and which will require reinstatement prior to completion of the Works.
- Protection: Before starting work submit proposals for protective measures.

540 RETAINED TREES/ SHRUBS/ GRASSED AREAS

- Protection: Preserve and prevent damage, except those not required.
- Replacement: Mature trees and shrubs if uprooted, destroyed, or damaged beyond reasonable chance of survival in their original shape, as a consequence of the Contractor's negligence, must be replaced with those of a similar type and age at the Contractor's expense.

550 RETAINED TREES

- Protected area: Unless agreed otherwise do not:

- Dump spoil or rubbish, excavate or disturb topsoil, park vehicles or plant, store materials or place temporary accommodation within an area which is the larger of the branch spread of the tree or an area with a radius of half the tree's height, measured from the trunk.
- Sever roots exceeding 25 mm in diameter. If unintentionally severed give notice and seek advice.
- Change level of ground within an area 3 m beyond branch spread.

555 WILDLIFE SPECIES AND HABITATS

- General: Safeguard.
- Protected habitats and species: Upon discovery immediately advise. Do not proceed until instruction is received.
- Education: Ensure employees and visitors to the site receive suitable instruction and awareness training.
- European Protected Species Mitigation (EPSM) licence: When carrying the works, and including erecting and/or enclosing the scaffold with protection, the contractor is to ensure that the recommendations and conditions included within the EPSM licence are complied with.

556 ECOLOGY

- General: The Contractor shall be responsible for attending to and discharging all ecological requirements. Suitable and experienced licensed consultants must be appointed. Refer to Wildwood Ecology 'Ecological Impact Assessment' (WWE 19143 BAS REV A – 7/07/2020) for further details

560 EXISTING FEATURES

- Protection: Prevent damage to existing buildings, fences, gates, walls, roads, paved areas and other site features, which are to remain in position during execution of the Works.
- Special Requirements: As A34/610.

570 EXISTING WORK

- Protection: Prevent damage to existing work, structures or other property during the course of the work.
- Removal: Minimum amount necessary.
- Replacement work: To match existing.

580 BUILDING INTERIORS

- Protection: Protect building interiors exposed to weather during the course of the work with temporary enclosures of sufficient size to permit execution of work and which will remain weathertight in severe weather.
- Existing temporary roof: To be adapted, altered and/or removed in phases and the minimum necessary to facilitate the works.
- Provide a method statement for the CA's approval confirming the contractors proposed approach.

600 EXISTING FURNITURE, FITTINGS AND EQUIPMENT

- Protection: Prevent damage or move as necessary to enable the Works to be executed. Reinstall in original positions.

610 ESPECIALLY VALUABLE/ VULNERABLE ITEMS

- Protection: Provide OSB board on SW framing permanent protection to:
 - the 3No. existing stone plaques within the main stair.
 - the existing ornamental balustrade to the main stair.
 - all existing wall tiles.
 - all existing floor tiling.
 - all existing painted walls.
 - all existing fireplaces and hearths.Adapt as necessary to facilitate construction of the works.
- Method statement: Submit within one week of request describing special protection to be

provided.

620 ADJOINING PROPERTY

- Permission: Obtain as necessary from owners if requiring to erect scaffolding on or otherwise use adjoining property.

625 ADJOINING PROPERTY RESTRICTIONS

- Precautions:
 - Prevent trespass of workpeople and take precautions to prevent damage to adjoining property.
 - Pay all charges.
 - Remove and make good on completion or when directed.
- Damage: Bear cost of repairing damage arising from execution of the Works.

630 EXISTING STRUCTURES

- Duty: Check proposed methods of work for effects on adjacent structures inside and outside the site boundary.
- Supports: During execution of the Works:
 - Provide and maintain all incidental shoring, strutting, needling and other supports as may be necessary to preserve stability of existing structures on the site or adjoining, that may be endangered or affected by the Works.
 - Do not remove until new work is strong enough to support existing structure.
 - Prevent overstressing of completed work when removing supports.
- Adjacent structures: Monitor and immediately report excessive movement.
- Standard: Comply with BS 5975 and BS EN 12812.

640 MATERIALS FOR RECYCLING/ REUSE

- Duty: Sort and prevent damage to stated products or materials, clean off bedding and jointing materials and other contaminants.
- Storage: Stack neatly and protect until required by the Employer or for use in the Works as instructed.

A35
**SPECIFIC LIMITATIONS ON METHOD/SEQUENCE/
TIMING**

A35 SPECIFIC LIMITATIONS ON METHOD/ SEQUENCE/TIMING**110 SCOPE**

- General: The limitations described in this section are supplementary to limitations described or implicit in information given in other sections or on the drawings.

120 DESIGN CONSTRAINTS

- Details: As tender drawings and specifications.

130 METHOD/ SEQUENCE OF WORK

- Specific Limitations: The Contractor is referred to the tender drawings and specifications to assess the information required for the sequencing and programming of the Works

130A METHOD/ SEQUENCE OF WORK/ECOLOGICAL WORKS

- **Generally: Allow for all ecological restraints and requirements as indicated on drawing 3510_GA_700 B and Wildwood Ecology 'Ecological Impact Assessment' WWE19143 BAS REV A (27/07/2020)**
- New Bat Roost: to be provided in advance of any construction works that may affect the existing roosts within the building

130B METHOD/ SEQUENCE OF WORK/STRUCTURAL

- **Structural Sequencing: The Contractor is required to prepare a strategic structural method statement identifying approach to and sequencing of principal structural alterations including (but not limited to) renewal of second floor concrete, forming of new openings in structural walls and installation of new steel frame to third floor and roof.**

140 SCAFFOLDING: CONTRACTOR DESIGNED

- Scaffolding: Make available to subcontractors and others at all times.

145A SEQUENCE OF THE WORKS/VISITING PARTIES (BEHIND THE SCENES TOURS)

- Generally: allow for 4 no. tours of the site per year by members of the public as Clause A36/575

160 USE OR DISPOSAL OF MATERIALS

- Specific limitations: See Section A34 and relevant specification clauses.

170 WORKING HOURS

- Specific limitations: None.

180 COMPLETION IN SECTIONS OR IN PARTS

- General: Where the Employer is to take possession of any Section or part of the Works and such Section or part will, after its practical completion, depend for its adequate functioning on work located elsewhere on the site: Complete such other work in time to permit such possession to take place.
- Remainder of the Works: During execution, ensure that completed Sections or parts of the Works have continuous and adequate provision of services, fire precautions, means of escape and safe access.

A36
FACILITIES/ TEMPORARY WORK/ SERVICES

A36 FACILITIES/ TEMPORARY WORK/ SERVICES**GENERALLY****110 SPOIL HEAPS, TEMPORARY WORKS AND SERVICES**

- Location: Give notice and details of intended siting.
- Maintenance: Alter, adapt and move as necessary. Remove when no longer required and make good.

ACCOMMODATION**210 ROOM FOR MEETINGS**

- Facilities: Provide suitable temporary accommodation for site meetings, adequately heated and lit. The room may be part of the Contractor's own site offices.
- Furniture and Equipment: Provide table and chairs for 15 people.

225 SITE ACCOMMODATION (PROVISIONAL)

- Purpose: Employer's facilities.
- Facilities: Provide and obtain approval of suitable lockable temporary accommodation and facilities as follows:
 - (i) Floor area: approximately 16m².
 - (ii) Furniture and equipment:
 - Desk and table – approximately 3m² top area.
 - Three chairs.
 - 4 Drawer lockable filing cabinet.
 - (iii) Heating: Appliance and fuel to maintain minimum 16°C.
 - (iv) Lighting: 350 lux.
 - (v) Power: 2No. 13amp points.
 - (vi) Attendance: Cleaning and general maintenance.

230 TEMPORARY ACCOMMODATION

- Proposals for temporary accommodation and storage for the Works: Submit two weeks prior to starting on site.
- Details to be included: Type of accommodation and storage, its siting and the programme for site installation and removal.

260 SANITARY ACCOMMODATION

- Requirement: Provide sanitary accommodation for the Employer and other members of the consultant team, either separate or shared with the Contractor's supervisory staff. Maintain in clean condition and provide all consumables.

280 ACCOMMODATION USE/ LOCATION

- Restrictions:
 - Location as indicated on the tender drawings or stipulated by the Employer.

TEMPORARY WORKS**310 ROADS**

- Permanent roads, hard standings and footpaths on the site: may be used, subject to clause A34/520:

320 TEMPORARY WORKS

- Employer's specific requirements: Provide: temporary hoardings around the perimeter of the site/Contractor's compound. Such hoardings shall be Heras type fencing secured to the ground,

or other suitable approved fencing, with matching lockable gates, and must be designed to physically prevent unauthorised access to the site and compound.
Provide also temporary hoardings as required for the safety of the public and the Contractor's employees.

The site compound area is indicated on drawing 3510-Ex 010

330 TEMPORARY PROTECTION TO EXISTING TREES/ VEGETATION
Not used.

340 NAME BOARDS/ ADVERTISEMENTS

- General: Obtain approval, including statutory consents, and provide a 4.8 x 2.4 m white gloss painted temporary name board mounted on the scaffolding and displaying:
 - Signwritten title of the project (by the Contractor)
 - Signwritten name of the Employer (by the Contractor)
 - 4 x 1.2 x 0.3m Consultants sign boards (free supplied)
 - 4 x 1.2 x 0.3m Funders sign boards (free supplied)
 - Name of Contractor (no sub-contractors signs are allowed)
- Allow for relocation to the site hoarding when the scaffold is dismantled.

SERVICES AND FACILITIES

410 LIGHTING

- Finishing work and inspection: Provide temporary lighting, the intensity and direction of which closely resembles that delivered by the permanent installation.

420 LIGHTING AND POWER

The Contractor must arrange suitable temporary supplies and connections and pay all costs for connections, distribution about the site, alterations, removals, etc.

425 GAS

Not used

430 WATER

The Contractor must arrange suitable temporary supplies and connections and pay all costs for connections, distribution about the site, alterations, removals, etc.

440 TELEPHONES

- Temporary on site telephone: Provide as soon as practicable after the start on site for joint use by the Contractor, Subcontractors and those acting on behalf of the Employer, and pay all charges reasonably incurred.
- Responses: Make arrangements (e.g. an external bell) to ensure that incoming calls are answered promptly.
- Employer's call charges: Allow for the cost of a modest number of calls made by those acting on behalf of the Employer.
- Direct communication: As soon as practicable after the start on site:
 - provide the Contractor's person in charge with a mobile telephone.
 - pay all charges reasonably incurred.

470 E-MAIL AND INTERNET FACILITY

- General: As soon as practicable after the start on site provide a suitable e-mail facility on Site for the use of the Contractor, Subcontractors and those acting on behalf of the Employer.

475 COLOUR SCANNER, PRINTER AND PHOTOCOPIER

- General: Provide as soon as practicable after the start on site and connect to the e-mail and internet facility. The scanner/printer/photocopier is for joint use by the Contractor, Sub-contractors and those acting on behalf of the Employer, the contractor paying all charges reasonably incurred.

- Employer's use: Allow for use by those acting on behalf of the Employer.
 - Size: A3 maximum
- 510 TEMPERATURE AND HUMIDITY
- Levels required by the Employer: Maintain the following:
 - no Employer's requirement.
- 520 USE OF PERMANENT HEATING SYSTEM
- Not used
- 530 BENEFICIAL USE OF INSTALLED SYSTEMS
- Permanent systems: Unless specific permission is given by the Employer and installer, do not use for any purpose other than running in, testing and commissioning.
 - Other uses: If permission is given for any other use of a system before the Works are accepted as complete, it must be subject to a separate written agreement between the parties and in accordance with the recommended procedures given in NJCC Guidance Note 10.
- 540 METER READINGS
- Charges for service supplies: Where to be apportioned ensure that:
 - Meter readings are taken by relevant authority at possession and/ or completion as appropriate.
 - Copies of readings are supplied to interested parties.
- 550 THERMOMETERS
- General: Provide on-site and maintain in accurate condition a maximum and minimum thermometer for measuring atmospheric shade temperature, in an approved location.
- 560 SURVEYING EQUIPMENT
- General: Provide on-site and maintain in accurate condition: Sufficient equipment for setting out and other relevant tasks.
- 570 PERSONAL PROTECTIVE EQUIPMENT
- General: Provide 4 sets for the sole use of the Employer and ~~those~~ those acting on their behalf, in sizes to be specified:
 - Safety helmets to BS EN 397, neither damaged nor time expired.
 - High visibility overcoats (with hoods) to BS EN 471 Class 2.
 - Safety boots with steel insole and toecap to BS EN ISO 20345.
 - Disposable respirators to BS EN 149.FFP1S.
 - Eye protection to BS EN 166.
 - Hand protection - to BS EN 388, 407, 420 or 511 as appropriate.
- 575 BEHIND THE SCENES TOURS
- General: Facilities are to be provided by the Contractor for 4 arranged meetings by members of the public (authorised and accompanied by the Client and/or CA) per year. Subject to prior agreement with the Contractor such visits may include groups of students on educational visits. Access for viewing parties (10 people maximum) is to be facilitated by the Contractor who will be expected to provide all attendances and participate fully with the Client's requirements in this regard.
 - Health and Safety: comply with all health and safety requirements and take all reasonable precautions to protect members of the public during these tours
 - Insurance: the Contractor is to ensure that their insurances cover such visits
 - Toilet Facilities: provide public use of the contractor's toilet facilities within the office compound.
 - Presentations: provide to further explain what is being done and why, including 'Q & A' sessions. Provide talks on repairs being undertaken.
 - Organisation: organise and lead each tour of the building.
 - Access: provide public access to the works generally (though not via the scaffold). Suitable internal stairs (and not ladders) necessarily being provided for safety

- 580 PERSONAL PROTECTIVE EQUIPMENT FOR BEHIND THE SCENES TOURS
- Provide PPE for every member of the public attending such events as follows:
 - Safety helmets to BS EN 397, neither damaged nor time expired.
 - High visibility waistcoats to BS EN 471 Class 2.
 - Any other equipment required by the Contractor.

A37
OPERATION/ MAINTENANCE OF THE FINISHED
WORKS

A37 OPERATION/ MAINTENANCE OF THE FINISHED WORKS**GENERALLY****110 THE BUILDING MANUAL**

- Purpose: The Manual is to be a comprehensive information source and guide for owners and users of the completed Works. It should provide an overview of the main design principles and describe key components and systems to enable proper understanding, efficient and safe operation and maintenance.
- Scope:
 - Part 1: General: Content as clause 120.
 - Part 2: Fabric: Content as clause 130.
 - Part 3: Services: Content as clause 140.
 - Part 4: The Health and Safety File: (prepared and supplied by the Contractor). Content as clause 150.
 - Part 5: Building User Guide: [Content as clause 151]
- Responsibility: The Building Manual is to be produced by the Contractor and must be complete no later than 2 weeks before completion.
- Compilation:
 - Prepare all information for Contractor designed or performance specified work including as-built drawings.
 - Obtain or prepare all other information to be included in the Manual.
- Reviewing the Manual: Submit a complete draft. Amend in the light of any comments and resubmit. Do not proceed with production of the final copies until authorized.
- Final copies of the Manual:
 - Number of copies: 2.
 - Format: Paper and digital.
 - Latest date for submission: 2 weeks before the date for completion.
- As-built drawings and schedules:
 - Number of copies: 2.
 - Format: Paper and digital.

115 HEALTH AND SAFETY INFORMATION

- Content: Obtain and provide the following information: as requested by the Principal Designer.
- Format: Paper and digital.
- Deliver to: Principal Designer No later than: 2 Weeks before the date for completion.

120 CONTENT OF THE BUILDING MANUAL PART 1: GENERAL

- Content: Obtain and Provide the following, including all relevant details not included in other parts of the manual:
- Index: list the constituent parts of the manual, together with their location in the document.
- The Works:
 - Description of the buildings and facilities.
 - Ownership and tenancy, where relevant
 - Health and Safety information – other than that specifically required by the Construction (Design and Management) Regulations.
- The Contract:
 - Names and addresses and contact details of all significant consultants, contractors, sub-contractors, suppliers and manufacturers.
 - Overall design criteria.
 - Environmental performance requirements
 - Relevant authorities, consents and approvals.
 - Third party certification, such as those made by competent persons in accordance with the Building Regulations
- Operational requirements and constraints of a general nature:
 - Maintenance contracts and contractors.
 - Fire safety strategy for the buildings and the site. Include drawings showing emergency escape and fire appliance routes, fire resisting doors location of emergency alarm and fire-fighting systems, services, shut off valves switches, etc.
 - Emergency procedures and contact details in case of emergency.
- Description and location of other key documents.
- Timescale for completion: 2 Weeks before the date for completion.

130 CONTENT OF THE BUILDING MANUAL PART 2: BUILDING FABRIC

- Content: Obtain and Provide the following, including all relevant details not included in other parts of the manual:
- Detailed design criteria, including:
 - Floor and roof loadings.
 - Durability of individual components and elements.
 - Loading restrictions.
 - Insulation values.
 - Fire ratings.
 - Other relevant performance requirements.
- Construction of the building:
 - A detailed description of methods and materials used.
 - As-built drawings recording the construction, together with an index.
 - Information and guidance concerning repair, renovation or demolition/ deconstruction.
- Periodic building maintenance guide chart.
- Inspection reports.
- Manufacturer's instructions index, including relevant COSHH data sheets and recommendations for cleaning, repair and maintenance of components.
- Fixtures, fittings and components schedule and index.
- Guarantees, warranties and maintenance agreements – obtain from manufacturers, suppliers and subcontractors.
- Test certificates and reports required in the specification or in accordance with legislation, including:
 - Air permeability.
 - Resistance to passage of sound.
 - Continuity of insulation.
 - Electricity and Gas safety.
- Timescale for completion: 2 Weeks before the date for completion.

140 CONTENT OF THE BUILDING MANUAL PART 3: BUILDING SERVICES

- Content: Obtain and Provide the following, including all relevant details not included in other parts of the manual:
- Detailed design criteria and description of the systems, including:
 - Services capacity, loadings and restrictions
 - Services instructions.
 - Services log sheets.
 - Manufacturers' instruction manuals and leaflets index.
 - Fixtures, fittings and component schedule index.
- Detailed description of methods and materials used.
- As-built drawings for each system recording the construction, together with an index, including:
 - Diagrammatic drawings indicating principal items of plant, equipment and fittings
 - Record drawings showing overall installation
 - Schedules of plant, equipment, valves, etc. describing location, design performance and unique identification cross referenced to the record drawings.
 - Identification of services – a legend for colour coded services.
- Product details, including for each item of plant and equipment:
 - Name, address and contact details of the manufacturer.
 - Catalogue number or reference
 - Manufacturer's technical literature, including detailed operating and maintenance instructions.
 - Information and guidance concerning dismantling, repair, renovation or decommissioning.
- Operation: A description of the operation of each system, including:
 - Starting up, operation and shutting down
 - Control sequences
 - Procedures for seasonal changeover
 - Procedures for diagnostics, troubleshooting and fault-finding.
- Guarantees, warranties and maintenance agreements – obtain from manufacturers, suppliers and subcontractors.
- Commissioning records and test certificates list for each item of plant, equipment, valves, etc. used in the installations – including:
 - Electrical circuit tests.
 - Corrosion tests.
 - Type tests.
 - Work tests.
 - Start and commissioning tests.
- Equipment settings: Schedules of fixed and variable equipment settings established during commissioning.
- Preventative maintenance: Recommendations for frequency and procedures to be adopted to ensure efficient operation of the systems
- Lubrication: Schedules of all lubricated items
- Consumables: A list of all consumable items and their source.
- Spares: A list of recommended spares to be kept in stock, being those items subject to wear and tear or deterioration and which may involve an extended delivery time when replacements are required.
- Emergency procedures for all systems, significant items of plant and equipment.
- Annual maintenance summary chart.
- Timescale for completion: 2 Weeks before the date for completion.

150 CONTENT OF THE BUILDING MANUAL PART 4: THE HEALTH AND SAFETY FILE

- Content: obtain and provide the following, including all relevant details not included in other parts of the manual, including:
 - residual hazards and how they have been dealt with
 - hazardous materials used
 - information regarding the removal or dismantling of installed plant and equipment
 - health and safety information about equipment provided for cleaning or maintaining the structure;
 - the nature, location and markings of significant services,
 - information and as-built drawings of the structure, its plant and equipment
- Timescale for completion: 2 Weeks before the date for completion.

151 CONTENT OF THE BUILDING MANUAL PART 5: THE BUILDING USER GUIDE

- Content: Obtain and provide the following:
 - Building services information.
 - Emergency information.
 - Energy & environmental strategy.
 - Water use.
 - Transport facilities.
 - Materials & waste policy.
 - Re-fit/ re-arrangement considerations.
 - Reporting provision.
 - Training.
 - Links & references.
- Timescale for completion: 2 Weeks before the date for completion.

160 PRESENTATION OF BUILDING MANUAL

- Format: A4 size, plastics covered, loose leaf, four ring binders with hard covers, each indexed, divided and appropriately cover titled and electronic copy on disc, in an approved format.
- Selected drawings needed to illustrate or locate items mentioned in the Manual: Where larger than A4, to be folded and accommodated in the binders so that they may be unfolded without being detached from the rings.
- As-built drawings: The main sets may form annexes to the Manual.

190 MAINTENANCE SERVICE

- Scope; provide a comprehensive maintenance service for plant and equipment: Include all planned preventative maintenance, as set out within the maintenance schedule and replacement of all consumable items
- Commencement: Practical Completion.
- Duration: 12 months.

210 INFORMATION FOR COMMISSIONING OF SERVICES

- General: Submit relevant drawings and preliminary performance data to enable the building user's staff to familiarise themselves with the installation.
- Time of submission: At commencement of commissioning.

220 TRAINING

- Objective: Before Completion, explain and demonstrate to designated maintenance staff the purpose, function and operation of the installations including items and procedures listed in the Building Manual.
- Time allowance: Include a minimum of 2 days.

230 SPARE PARTS

- General: Before Completion submit a priced schedule of spare parts that the Contractor recommends should be obtained and kept in stock for maintenance of the services installations.
- Content: Include in the priced schedule for:
 - Manufacturers' current prices, including packaging and delivery to site.
 - Checking receipts, marking and numbering in accordance with the schedule of spare parts.
 - Referencing to the plant and equipment list in Part 3 of the Building Manual.
 - Painting, greasing, etc. and packing to prevent deterioration during storage.
- Latest date for submission: 4 weeks prior to completion.

250 TOOLS

- General: Provide tools and portable indicating instruments for the operation and maintenance of all services plant and equipment (except any installed under Named Subcontracts) together with suitable means of identifying, storing and securing.
- Quantity: Two complete sets.
- Time of submission: At completion.

A40

**CONTRACTOR'S GENERAL COST ITEMS:
MANAGEMENT AND STAFF**

A40 CONTRACTOR'S GENERAL COST ITEMS: MANAGEMENT AND STAFF

- 110 MANAGEMENT AND STAFF
- Cost significant items:

A41
**CONTRACTOR'S GENERAL COST ITEMS: SITE
ACCOMMODATION**

**A41 CONTRACTOR'S GENERAL COST ITEMS: SITE
ACCOMMODATION**

110 SITE ACCOMMODATION

- Details: Site accommodation required or made/ not made available by the Employer: See section A36.
- Cost significant items:

A42
**CONTRACTOR'S GENERAL COST ITEMS: SERVICES
AND FACILITIES**

A42 CONTRACTOR'S GENERAL COST ITEMS: SERVICES AND FACILITIES

- Details: Services or facilities required or made/ not made available by the Employer: See section A36.
- Cost significant items:

- 110 POWER
- 120 LIGHTING
- 130 FUELS
- 140 WATER
- 150 TELEPHONE AND ADMINISTRATION
- 160 SAFETY, HEALTH AND WELFARE
 - See clause A34/210.
- 170 STORAGE OF MATERIALS
- 180 RUBBISH DISPOSAL
 - See clause A34/430.
- 190 CLEANING
 - See clause A33/710.
- 200 DRYING OUT
 - See clause A34/410.
- 210 PROTECTION OF WORK IN ALL SECTIONS
- 220 SECURITY
 - See clause A34/150.
- 230 MAINTAIN PUBLIC AND PRIVATE ROADS
 - See clause A34/520.
- 240 SMALL PLANT AND TOOLS
- 250 OTHERS
- 310 ADDITIONAL SERVICES AND FACILITIES ITEMS

A43

**CONTRACTOR'S GENERAL COST ITEMS:
MECHANICAL PLANT**

A43 CONTRACTOR'S GENERAL COST ITEMS: MECHANICAL PLANT

- Cost significant items:

110	CRANES
120	HOISTS
140	TRANSPORT
150	EARTHMOVING PLANT
160	CONCRETE PLANT
170	PILING PLANT
180	PAVING AND SURFACING PLANT
200	ADDITIONAL MECHANICAL PLANT

A44

**CONTRACTOR'S GENERAL COST ITEMS:
TEMPORARY WORKS**

A44 CONTRACTOR'S GENERAL COST ITEMS: TEMPORARY WORKS

TEMPORARY WORKS

- Details: Temporary works required or made/ not made available by the Employer: See section A36.
- Cost significant items:

- 110 TEMPORARY ROADS
- 120 TEMPORARY WALKWAYS
- 130 ACCESS SCAFFOLDING
- 140 SUPPORT SCAFFOLDING AND PROPPING
- 150 HOARDINGS, FANS, FENCING, ETC.
- 160 HARDSTANDING
- 170 TRAFFIC REGULATIONS
- 200 ADDITIONAL TEMPORARY WORKS

A50
WORK/ PRODUCTS BY/ ON BEHALF OF THE
EMPLOYER

A50 WORK/ PRODUCTS BY/ ON BEHALF OF THE EMPLOYER**110 WORK BY/ ON BEHALF OF EMPLOYER**

- Description of work: Not required.

120 PRODUCTS PROVIDED BY/ON BEHALF OF EMPLOYER

- General: Details of such products are given in the work sections, for fixing as part of the contract. Use for no other purpose than the Works.
- Handling: Accept delivery, check against receipts and take into appropriate storage.
- Surplus products: Keep safe and obtain instructions.

A53
**WORK BY STATUTORY AUTHORITIES/
UNDERTAKERS**

A53 WORK BY STATUTORY AUTHORITIES/ UNDERTAKERS

- 110 WORK BY LOCAL AUTHORITY
 - Allow for general attendance.
- 120 WORK BY STATUTORY UNDERTAKERS
 - Allow for general attendance.

A54
PROVISIONAL WORK/ ITEMS

A54 PROVISIONAL WORK/ ITEMS

100 EMPLOYER'S PROVISIONAL SUMS

- Description of work: Refer to Section 3 of these Bills of Quantities.

A55
DAYWORKS

A55 DAYWORKS

- 100 DAYWORKS
- Refer to Section 11 of these Bills of Quantities.

A56
ADVANCE PROCUREMENT

A56 ADVANCE PROCUREMENT

110 FIXING

- Scope: Items procured in advance do not include for Main Contractor's receiving, unloading, handling, storing, returning packing, hoisting into position and fixing, which must be allowed for in the appropriate work section.

120 PLANTING

- Scope: Items for plants and trees do not include for planting, maintenance and guarantee, which should be allowed for in the appropriate work section.

SUMMARY

	<u>SECTION</u>	<u>Fixed Rate Costs</u> £	<u>Time Rated Costs</u> £
A	JCT 2016 Standard Building Contract with Quantities		
A10	PROJECT PARTICULARS		
A11	TENDER AND CONTRACT DOCUMENTS		
A12	THE SITE/EXISTING BUILDINGS		
A13	DESCRIPTION OF THE WORK		
A20	JCT STANDARD BUILDING CONTRACT WITH QUANTITIES (SBC/Q)		
A30	TENDERING/SUBLETTING/SUPPLY		
A31	PROVISION, CONTENT AND USE OF DOCUMENTS		
A32	MANAGEMENT OF THE WORKS		
A33	QUALITY STANDARDS/CONTROL		
A34	SECURITY/SAFETY/PROTECTION		
A35	SPECIFIC LIMITATIONS ON METHOD/SEQUENCE/TIMING		
A36	FACILITIES/TEMPORARY WORK/SERVICES		
A37	OPERATION/MAINTENANCE OF THE FINISHED WORKS		
A40	CONTRACTOR'S GENERAL COST ITEMS: MANAGEMENT AND STAFF		
A41	CONTRACTOR'S GENERAL COST ITEMS: SITE ACCOMMODATION		
A42	CONTRACTOR'S GENERAL COST ITEMS: SERVICES AND FACILITIES		
A43	CONTRACTOR'S GENERAL COST ITEMS: MECHANICAL PLANT		
A44	CONTRACTOR'S GENERAL COST ITEMS: TEMPORARY WORKS		
A50	WORK/PRODUCTS BY/ON BEHALF OF THE EMPLOYER		
A53	WORK BY STATUTORY AUTHORITIES/UNDERTAKERS		
	Carried Forward		

SUMMARY (Cont'd)

	<u>SECTION</u>	<u>Fixed Rate Costs</u> £	<u>Time Rated Costs</u> £
	Brought Forward		
A54	PROVISIONAL WORK/ITEMS		
A55	DAYWORKS		
A56	ADVANCE PROCUREMENT		
	<u>SECTION NO.1 PRELIMINARIES</u> <u>TOTAL CARRIED TO GENERAL SUMMARY</u>		

Note: the Contractor shall provide a fully priced breakdown of his Preliminaries costs based upon the above Summary of Sections

Item	SECTION NO. 2 - PREAMBLES	£	p
<u>SECTION NO. 2</u>			
<u>PREAMBLES</u>			
<u>GENERALLY</u>			
a	Any discrepancies / anomalies between the Bills of Quantities and all other tender documentation are to be brought to the attention of the Architect as soon as they are identified	Item	
<u>Preambles and Specifications to apply to all sections</u>			
b	Preambles and Specifications are to apply to all work and materials of a similar nature occurring in all sections of these Bills of Quantities. Whether specifically referred to or not, all instructions and information contained in the Preliminaries, Preambles and Specifications will be deemed to have been taken into consideration in pricing the whole of this Bills of Quantities	Item	
c	The Contractor shall comply with the Architect's, Structural Engineer's, Mechanical and Electrical Specifications issued with or as part of this Bills of Quantities.	Item	
d	Rates inserted against measured items shall be deemed to include for complying with all requirements indicated on the tender drawings and included in all specifications and schedules. Any discrepancy or inconsistency between these documents shall be brought to the attention of the Architect during the tender period. Once a priced tender has been accepted, the Contractor is deemed to have allowed for all of the works as described within the tender documentation	Item	

		SECTION NO. 2 - PREAMBLES		
<u>Item</u>				£ p
	<u>Drawings</u>			
a	Drawings are referred to throughout this document for the benefit of the Contractor as a reference guide. The Contractor should fully read all drawings and price each item accordingly based on the whole issued set and its contents	Item		
	<u>Site dimensions</u>			
b	The Contractor shall be responsible for checking and maintaining all necessary site dimensions. Any discrepancy between site dimensions and drawings shall be referred to the Architect for his instruction	Item		
	<u>Prefabricated and purpose made components</u>			
c	Where not specifically indicated on drawings or described in the Specification the Contractor is to ascertain and agree with the Architect the exact size of all prefabricated and purpose made components prior to ordering	Item		
	<u>Contractor to inspect the existing site and the Design Team's drawings</u>			
d	The Contractor is to carefully inspect the existing site, the Survey, Architect, Structural Engineer and any other project associated drawings when pricing the work contained herein. The Contractor is to include for all work described and implied and should the Contractor base his rates upon the approximate figures given, then he will be deemed to have satisfied himself as to the accuracy of the figures and he is advised that no claim in respect of any inaccuracy will be met by the Employer	Item		

		SECTION NO. 2 - PREAMBLES		
<u>Item</u>				£ p
a	The Contractor should note that the works have not been measured in accordance with the rules of the Standard Method of Measurement of Building Works or the New Rules of Measurement 2. The tender amount shall cover for all work necessary to be executed and for all materials to be supplied for the completion of the works as described in the Bills of Quantities and the Specifications and evident from the tender drawings, photographs and visual inspections. Any details or items of work which are obviously or fairly intended for the satisfactory execution of the works shall be deemed to be included notwithstanding that they may not have been specifically referred to herein unless specifically stated as excluded or described as included elsewhere	Item		
	<u>Composite Items</u>			
b	Items included under the heading Demolitions/Alterations/Renovations are composite items. Rates included shall be deemed to include for all work and materials which are obviously or fairly intended for the satisfactory execution of the works, notwithstanding that they may not have been specifically referenced to therein unless they are specified as included elsewhere.	Item		
	<u>Historic Fabric</u>			
c	Methods of work and materials used must take into account the nature of the existing buildings and the importance of maintaining and protecting the historic fabric. Where considered appropriate consult the Architect, etc. for guidance or instruction. Give notice to and allow access for the Archaeologist, etc. and, with the approval of the Architect, comply with all reasonable requests.	Item		
	<u>Figures</u>			
d	Figures in descriptions are millimetres unless qualified by a unit of measurement or by a word of phrase indicating a reference, e.g., BS, pipe, or are associated with a dash, e.g., rebates – 2. A figure associated with a dash gives the number of times the conditions described occurs.	Item		

		SECTION NO. 2 - PREAMBLES		
Item				£ p
	<u>Fixing with screws</u>			
a	The provision of holes is deemed to be included in work described to be fixed with screws	Item		
b	Where work is described as fixed with screws to masonry it is deemed to include drilling masonry and inserting proprietary plugs	Item		
	<u>Pricing on site</u>			
c	The Contractor is deemed to have visited the site and ascertained the full extent and nature of the works	Item		
	<u>Protection</u>			
d	The Contractor is to prevent any damage from dust and dirt and is to provide all necessary protection against health hazards associated with dangerous fumes and dust arising during the course of the works	Item		
	<u>Working methods</u>			
e	Must be in accordance with the Construction Phase Plan and be acceptable to the Health and Safety Executive and the Architect and any other body having jurisdiction. All work shall comply with the relevant Codes of Practice relating to demolition, noise control and, if appropriate, to the requirements/regulations relating to the removal of asbestos	Item		
	<u>Specification</u>			
f	As per the Architect's, Structural Engineer's and the Mechanical and Electrical Engineer's specifications and items noted within their drawings. The Contractor is to price this document in accordance with the information contained within the aforementioned documentation. Any discrepancies to be brought to the attention of the Architect during the tender period	Item		
g	Specification clauses are referred to throughout this document for the benefit of the Contractor as a reference guide. The Contractor should fully read the specification and price each item accordingly based on the whole document and its contents	Item		

		SECTION NO. 2 - PREAMBLES		
<u>Item</u>				£ p
	<u>Quantities</u>			
a	The quantities noted within this pricing document have not been ascertained in accordance with SMM7 or NRM2 and are to be used as a guide only. Quantities contained herein do not make allowances for laps; rolls; welts; joints; beadings; abutments; upstands; collars; closers; curved work; edge details and the like. Such items are to be allowed for in accordance with the Architect's Specification or as noted within the tender drawings. The Contractor shall take the responsibility of the quantities used within their priced tender and they will not be subject to remeasure	Item		
	<u>Samples</u>			
	Supply samples in good time to allow programme time for the approval process without detriment to the contract programme. Materials to be used for the works are to match approved samples and the contractor is to reject all samples pre and post installation as soon as the appearance or other qualities are found not to meet the specified requirements. Approved samples are to be incorporated into the works, and rejected samples are to be restocked and appropriate credit value passed back to the Client			
b	as required	Item		
<u>SECTION 2 PREAMBLES</u>				
Carried to General Summary				£

Item

SECTION NO. 3

PRIME COST AND PROVISIONAL WORK

PROVISIONAL WORK

Provisional Sums

Include the following defined provisional sums (the Contractor shall be deemed to have made due allowance within his preliminaries and programme for the works detailed below)

a Insurances under Contract Clause 6.5.1

b add for profit and overheads

c Lifting beam to lift shaft

d add for profit and overheads

e Guarding within lift shaft, width x full height

f add for profit and overheads

g New wall and moving historic stone plaques from ground floor landing to first floor hallway

h add for profit and overheads

j Decorative faience tiling surrounds to internal door openings to main entrance lobby

k add for profit and overheads

l Shelving and workops to managers office

m add for profit and overheads

n Reception desk

o add for profit and overheads

SECTION NO. 3 - PRIME COST AND PROVISIONAL WORK

£ p

Item

2,500.00

%

Item

500.00

%

Item

1,000.00

%

Item

3,000.00

%

Item

2,500.00

%

Item

1,250.00

%

Item

12,000.00

%

To Collection

£

		SECTION NO. 3 - PRIME COST AND PROVISIONAL WORK	
<u>Item</u>			£ p
	<u>PROVISIONAL WORK (cont'd)</u>		
	<u>Provisional Sums (cont'd)</u>		
	Include the following defined provisional sums (the Contractor shall be deemed to have made due allowance within his preliminaries and programme for the works detailed below)(cont'd)		
a	Ironmongery	Item	10,000.00
b	add for profit and overheads	%	
c			
	Conservation repairs by historic conservation expert; see list of items included with the tender documents	Item	92,500.00
d	add for profit and overheads	%	
e	general attendance	Item	
f	special attendance; providing power, lighting, access scaffolding, trestles etc	Item	
g	Moving 2nr fireplaces to mezzanine floor by historic conservation expert	Item	12,000.00
h	add for profit and overheads	%	
j	general attendance	Item	
k	special attendance; providing power, lighting, access scaffolding, trestles etc	Item	
l	Specialist conservator to refurbish set of folding/sliding doors to ground floor	Item	24,000.00
m	add for profit and overheads	%	
n	general attendance	Item	
o	special attendance; providing power, lighting, access scaffolding, trestles etc	Item	
		To Collection	£

<u>Item</u>	<u>SECTION NO. 3 - PRIME COST AND PROVISIONAL WORK</u>		
			£ p
	<u>PROVISIONAL WORK (cont'd)</u>		
	<u>Provisional Sums (cont'd)</u>		
	Include the following undefined provisional sums		
a	Works required under section 104 and 106 agreements	Item	6,000.00
b	add for profit and overheads	%	
c	Inspect and repair all metal structural bearings into existing walls	Item	15,000.00
d	add for profit and overheads	%	
e	Additional walls to roof level at front of building	Item	5,000.00
f	add for profit and overheads	%	
g	Further works to repair existing staircases	Item	10,000.00
h	add for profit and overheads	%	
j	Additional tanking and facing walls	Item	5,000.00
k	add for profit and overheads	%	
l	Strengthening existing main staircase balustrade	Item	6,000.00
m	add for profit and overheads	%	
n	Plaster bulkhead/lighting details to mezzanine floor	Item	600.00
o	add for profit and overheads	%	
	To Collection	£	

		SECTION NO. 3 - PRIME COST AND PROVISIONAL WORK	
<u>Item</u>			£ p
<u>PROVISIONAL WORK (cont'd)</u>			
<u>Provisional Sums (cont'd)</u>			
Include the following undefined provisional sums (cont'd)			
a	Internal signage	Item	2,500.00
b	add for profit and overheads	%	
c	Duct and service riser casings	Item	6,000.00
d	add for profit and overheads	%	
e	External signage	Item	2,500.00
f	add for profit and overheads	%	
g	Planting	Item	600.00
h	add for profit and overheads	%	
j	Additional ground cover for bats	Item	1,000.00
k	add for profit and overheads	%	
l	Repairs to stone entrance steps	Item	1,000.00
m	add for profit and overheads	%	
n	Provision of new gas main to the building	Item	18,000.00
o	add for profit and overheads	%	
p	general attendance	Item	
q	Connection to water main and new meter	Item	18,000.00
r	add for profit and overheads	%	
s	general attendance	Item	
		To Collection	£

<u>Item</u>	<u>SECTION NO. 3 - PRIME COST AND PROVISIONAL WORK</u>		
			£ p
<u>PROVISIONAL WORK (cont'd)</u>			
<u>Provisional Sums (cont'd)</u>			
Include the following undefined provisional sums (cont'd)			
a	Electricity connection charges	Item	16,500.00
b	add for profit and overheads	%	
c	general attendance	Item	
d	Works by BT to form new connections	Item	6,000.00
e	add for profit and overheads	%	
f	general attendance	Item	
g	Additional works in connection with foundations	Item	2,500.00
h	add for profit and overheads	%	
j	Testing for and removal of asbestos	Item	6,000.00
k	add for profit and overheads	%	
l	Additional works in connection with terracotta and facing brick external skins	Item	12,000.00
m	add for profit and overheads	%	
n	Additional structural repairs to the building	Item	6,000.00
o	add for profit and overheads	%	
p	Additional works in connection with Bat building	Item	5,000.00
q	add for profit and overheads	%	
r	Additional works in connection with mechanical and electrical installations	Item	10,000.00
s	add for profit and overheads	%	
		To Collection	£

Item

SECTION NO. 3 - PRIME COST AND
PROVISIONAL WORK

£ p

PROVISIONAL WORK (cont'd)

Provisional Sums (cont'd)

Include the following undefined provisional sums
(cont'd)

a	Additional works to drainage	Item	1,250.00
b	add for profit and overheads	%	
c	Additional external works	Item	2,500.00
d	add for profit and overheads	%	
e	Gates/barriers to car park entrance	Item	6,000.00
f	add for profit and overheads	%	
g	Additional works to external services	Item	2,500.00
h	add for profit and overheads	%	
j	Possible works to steps next building and promenade to front of building	Item	6,000.00
k	add for profit and overheads	%	
l	Contingencies	Item	360,000.00

To collection

£

Item

COLLECTION

SECTION 3 PRIME COST AND PROVISIONAL WORK

Carried to General Summary

SECTION NO. 3 - PRIME COST AND PROVISIONAL WORK

		£	p
Page	3/1		
"	3/2		
"	3/3		
"	3/4		
"	3/5		
"	3/6		
		£	

Item	<u>SECTION NO. 4 STRIP OUT AND DEMOLITION AND ALTERATIONS</u>	<u>SECTION NO. 4 - STRIP OUT AND DEMOLITION AND ALTERATIONS</u>		£ p
	<u>Generally</u>			
a	For description of materials and workmanship; method of measurement and what rates are to include, the Contractor is referred to the Specifications, the descriptions and other information therein given being read in conjunction with and as supplementary to the descriptions given in this Section	Item		
b	The works have not been measured in accordance with SMM7/NRM, and omnibus descriptions have been included. The Contractor is to include in his prices for all works covered by these descriptions.	Item		
	<u>GENERALLY</u>			
	<u>Inspections</u>			
c	Allow Hydroc to inspect all significant temporary works prior to further works proceeding (see Hydroc Additional tender information)	Item		
	<u>C: EXISTING SITE/BUILDINGS/SERVICES</u>			
	<u>C20 DEMOLITION; as specification section C20</u>			
	<u>Existing ground floor as drawing R120</u>			
	Demolishing individual structures; down to below ground floor level			
d	brickwork internal walls, approximately 5750 girth x 4950 high; salvaging and cleaning brickwork for re-use; item 4 on drawing, to left hand side of drawing	Item		
e	Extra; making good existing brick wall at junction where wall demolished	Item		
f	Extra; making good and infilling floor where wall removed	Item		
		To Collection	£	

		SECTION NO. 4 - STRIP OUT AND DEMOLITION AND ALTERATIONS		
Item				£ p
	<u>C20 DEMOLITION; as specification section C20 (cont'd)</u>			
	<u>Existing ground floor as drawing R120 (Cont'd)</u>			
	Demolishing individual structures; down to below ground floor level (Cont'd)			
a	brickwork internal walls, approximately 3600 long x 3550 high x 300 thick; salvaging and cleaning brickwork for re-use; item 4 on drawing to upper ground floor level	Item		
b	Extra; making good existing brick wall each end at junction where wall demolished	Item		
c	Extra; making good and infilling floor where wall removed	Item		
d	brickwork internal walls, approximately 2400 long x 3550 high x 100 thick; salvaging and cleaning brickwork for re-use; item 4 on drawing to upper ground floor level	Item		
e	Extra; making good existing brick wall each end at junction where wall demolished	Item		
f	Extra; making good and infilling floor where wall removed	Item		
g	set steps and associated walls; item 5 on drawing	Item		
h	Extra; making good brickwork walls where steps removed	Item		
j	set steps and associated walls; next item 5 on drawing	Item		
	<u>Existing upper ground floor as drawing R121</u>			
	Demolishing individual structures; down to below ground floor level			
k	brickwork internal walls; approximately 1500 x 4600 high x 100 thick; salvaging and cleaning brickwork for re-use; item 2 on drawing to void	Item		
		To Collection	£	

<u>Item</u>		<u>SECTION NO. 4 - STRIP OUT AND DEMOLITION AND ALTERATIONS</u>		
				£ p
	<u>C20 DEMOLITION; as specification section C20 (cont'd)</u>			
	<u>Existing upper ground floor as drawing R121 (cont'd)</u>			
	Demolishing individual structures; down to below ground floor level (cont'd)			
	brickwork internal walls; approximately 1500 x 4600 high x 100 thick; salvaging and cleaning brickwork for re-use; item 2 on drawing to void (cont'd)			
a	Extra; making good existing brick wall each end at junction where wall demolished	Item		
b	Extra; making good and infilling floor where wall removed	Item		
c	set steps and associated walls between main building and outbuilding; item 3 on drawing	Item		
d	Extra; making good brickwork walls where steps removed	Item		
e	brickwork external walls approximately 4400 total long x 215 thick; salvaging and cleaning brickwork for re-use; boundary walls to external area, between main building and outbuilding; 2nr	Item		
f	Extra; making good existing brick walls each end at junction where walls demolished	Item		
g	brickwork external wall of riser duct; approximately 1100 girth x 215 thick x 13800 high; between upper ground floor and roof level; salvaging and cleaning brickwork for re-use; item 7 on drawing	Item		
h	Extra; rebuilding duct with salvaged brickwork, in lime mortar; to match existing; as specification F10.230A	Item		
		To Collection	£	

		SECTION NO. 4 - STRIP OUT AND DEMOLITION AND ALTERATIONS		
Item				£ p
	<u>C20 DEMOLITION; as specification section C20 (cont'd)</u>			
	<u>Existing mezzanine floor as drawing R123</u>			
	Demolishing individual structures; down to floor level			
a	brickwork piers to ends of external walls; approximately 500 x 300 x 6400 high; to mezzanine and first floors; salvaging and cleaning brickwork for re-use; item 2 on drawing; 2nr piers	Item		
b	Extra; rebuilding piers in lime mortar; to match existing; as specification F10.230A	Item		
c	Extra; taking off existing coping and fixing new 500 x 500 x 150 terracotta copings to tops of piers	Item		
	<u>Existing first floor as drawing R123</u>			
	Demolishing individual structures; down to floor level			
d	complete curved window bays; salvaging and cleaning brickwork for re-use; item 1 on drawing; 2nr bays	Item		
e	Extra; temporarily supporting existing steel beams during the dismantling and rebuilding; or taking out and refixing	Item		
f	Extra; rebuilding bays using salvaged brickwork in lime mortar; all to match existing; as specification F10.230A and 235	Item		
g	Extra; building missing mullions in salvaged brickwork in lime mortar, to one window; 4nr; detail to match other window; approximate	Item		
h	Extra; carefully taking out existing grilles, cleaning and restoring to former condition and refixing; 6nr	Item		
j	Extra; replacing missing grilles with new purpose made grilles to match existing; 4nr	Item		
		To Collection	£	

		SECTION NO. 4 - STRIP OUT AND DEMOLITION AND ALTERATIONS		
Item				£ p
	<u>C20 DEMOLITION; as specification section C20 (cont'd)</u>			
	<u>Existing first floor as drawing R123 (Cont'd)</u>			
	Demolishing individual structures; down to floor level (Cont'd)			
	complete curved window bays; salvaging and cleaning brickwork for re-use; item 1 on drawing; 2nr bays (cont'd)			
a	Extra; removing and refixing copings to tops of walls	Item		
b	brickwork internal wall; approximately 1900 long x 3450 high x 100 thick; salvaging and cleaning brickwork for re-use; item 4 on drawing	Item		
c	Extra; making good existing brick wall each end at junction where wall demolished	Item		
d	Extra; making good and infilling floor where wall removed	Item		
e	brickwork arches across corridor; as Hydroc drawing 2004; 2nr	Item		
f	low level steel beams and brickwork infill panel over to central corridor opening; temporary supports to existing beam and existing filler joist floors; as Hydroc drawing 1004	Item		
g	breaking up and removing concrete floor infill between steel support beams; steel beams to remain in position; to 2nr areas next bay windows; as Hydroc drawing 1004	Item		
	<u>Existing second floor as drawing R124</u>			
	Demolishing individual structures; down to floor level			
h	Breaking up steps and raised area of floor to toilets/shower area, shown hatched on drawing	Item		
		To Collection	£	

		SECTION NO. 4 - STRIP OUT AND DEMOLITION AND ALTERATIONS		
Item				£ p
<u>C20 DEMOLITION; as specification section C20 (cont'd)</u>				
<u>Existing second floor as drawing R124 (cont'd)</u>				
Demolishing individual structures; down to floor level (cont'd)				
a	brickwork internal wall; approximately 6600 long x 2600 high x 215 thick; salvaging and cleaning brickwork for re-use; wall to rear section	Item		
b	Extra; making good existing brick wall each end at junction where wall demolished	Item		
c	brickwork internal wall; approximately 400 long x 2600 high x 215 thick; salvaging and cleaning brickwork for re-use; to rear section	Item		
d	Extra; making good existing brick wall one end at junction where wall demolished	Item		
e	brickwork internal wall; approximately 2500 long x 2600 high x 215 thick; salvaging and cleaning brickwork for re-use; to rear section	Item		
f	Extra; making good existing brick wall one end at junction where wall demolished	Item		
g	brickwork internal wall; approximately 1600 long x 2600 high x 100 thick; salvaging and cleaning brickwork for re-use; to rear section	Item		
h	brickwork internal wall; approximately 2400 long x 2600 high x 100 thick; salvaging and cleaning brickwork for re-use; to rear section	Item		
j	Extra; making good existing brick wall one end at junction where wall demolished	Item		
k	brickwork internal wall; approximately 2800 long x 2600 high x 100 thick; salvaging and cleaning brickwork for re-use; to rear section	Item		
l	Extra demolishing attached pier to wall	Item		
m	Extra; making good existing brick wall one end at junction where wall demolished	Item		
		To Collection	£	

		SECTION NO. 4 - STRIP OUT AND DEMOLITION AND ALTERATIONS		
Item				£ p
	<u>C20 DEMOLITION; as specification section C20 (cont'd)</u>			
	<u>Existing second floor as drawing R124 (cont'd)</u>			
	Demolishing individual structures; down to floor level (cont'd)			
a	brickwork internal wall; approximately 4000 long x 2600 high x 100 thick; salvaging and cleaning brickwork for re-use; to rear section	Item		
b	Extra demolishing 4nr attached piers to wall	Item		
c	Extra; making good existing brick wall one end at junction where wall demolished	Item		
d	brickwork internal wall; approximately 1900 long x 2600 high x 100 thick; salvaging and cleaning brickwork for re-use; item 3 on drawing	Item		
e	Extra; making good existing brick wall each end at junction where wall demolished	Item		
f	Extra; making good and infilling floor where wall removed	Item		
g	brickwork internal wall; approximately 5400 long x 2600 high x 100 thick; salvaging and cleaning brickwork for re-use; item 3 on drawing	Item		
h	Extra; making good existing brick wall each end at junction where wall demolished	Item		
j	Extra; making good and infilling floor where wall removed	Item		
k	brickwork external walls to rear section of building over first floor bay windows; down to window cill level; as Hydroc drawing 1005; 2nr walls	Item		
l	Extra; rebuilding with salvaged brickwork to match existing; including rebuilding missing sections and details all to match existing; as specification F10.230A and 235	Item		
m	Extra; temporary supports to rear gable wall as required	Item		
		To Collection	£	

		SECTION NO. 4 - STRIP OUT AND DEMOLITION AND ALTERATIONS		
Item				£ p
	<u>C20 DEMOLITION; as specification section C20 (cont'd)</u>			
	<u>Existing second floor as drawing R124 (cont'd)</u>			
	Demolishing individual structures; down to floor level (cont'd)			
a	allow for demolishing all remaining 215 brickwork walls to front section of the building; salvaging and cleaning brickwork for re-use; approximately 129m2	Item		
b	Extra; making good existing brick walls at junction where wall demolished; approximately 23m	Item		
c	Extra; making good and infilling floor where wall removed; approximately 33m	Item		
d	steelwork beams to rear section between rear wall and corridor wall; 2nr	Item		
	<u>Existing third floor/roof area as drawing R125</u>			
	Demolishing individual structures; down to top second floor level			
e	allow for demolishing top 600 depth of the internal and external spine walls; salvaging and cleaning brickwork for re-use; as item 5 on drawing	Item		
f	Extra; rebuilding up to underside of new third floor; in hydraulic lime mortar; as specification F10.230A	Item		
g	central chimney stack; salvaging and cleaning brickwork and terracotta for re-use; as Hydroc drawing 1008 (rebuilding see new works elsewhere)	Item		
h	1nr rear chimney stack; salvaging and cleaning brickwork and terracotta for re-use; item 1 on drawing (other chimney already demolished) (rebuilding see new works); <u>approximate</u>	Item		
		To Collection	£	

Item		SECTION NO. 4 - STRIP OUT AND DEMOLITION AND ALTERATIONS		
				£ p
	<u>C20 DEMOLITION; as specification section C20 (cont'd)</u>			
	<u>Existing third floor/roof area as drawing R125</u>			
	Demolishing individual structures; down to floor level (cont'd)			
a	allow for demolishing top of rear gable walls, down to roof level and providing and inserting loadbearing Thermoblock, as shown on drawing GA502; rebuilding wall over	Item		
	<u>C41 REPAIRING/RENOVATING/CONSERVING MASONRY</u>			
	<u>Building generally</u>			
	Removing plant growth and making good			
b	allow for carefully removing all plant growth, including roots from the building; treating areas affected with insecticide; repointing masonry joints to areas affected with lime mortar as specification C41.810, 815 and 820	Item		
	<u>Terracotta Works to building generally; as Specification C41A; Contractor designed</u>			
	Generally			
c	at the tender submission the Contractor is to name the sub-contractor selected for the Terracotta works. This sub-contractor for the purposes of the contract will be appointed as a 'domestic sub-contractor'. Enter below the name of the proposed domestic sub-contractor:	Item		
d	allow for surveying the complete building, in conjunction with the Architects, once appropriate scaffolding has been provided by others; to establish the exact extent of the works	Item		
e	allow for providing all necessary shop drawings, for making all necessary moulds and models and for colour matching the new terracotta with the existing	Item		
f	allow for providing all necessary drawings and details to enable main contractor to fix the new terracotta	Item		
	YMCA Merthyr Tydfil 4/9	To Collection	£	

	£	p
Item		
Item		
Item		
Item		
Item		
Item		
Item		
Item		
To Collection	£	

C41 REPAIRING/RENOVATING/CONSERVING MASONRY (cont'd)

Terracotta Works to building generally; as
Specification C41A; Contractor designed (cont'd)

Generally (cont'd)

- a allow for providing a quantified schedule of rates to equate with the total Terracotta costs, for use in the valuation of variations

Item	Value
1	10
2	20
3	30
4	40
5	50
6	60
7	70
8	80
9	90
10	100

- b allow for clearly labelling all supplied terracotta with its proposed position in the building, related to plans and elevations, to enable main contractor to easily identify its proposed location

Item

Cutting out decayed, defective or cracked work and replacing with new terracotta; including filling voids in terracotta blocks with concrete; bedding and pointing in lime mortar as specification C41A

- | | |
|---|---|
| c | terracotta replacement as drawing R144 areas shaded pink (walls only, chimneys copings and cornices included elsewhere) |
|---|---|

Item

- | | |
|---|---|
| d | terracotta replacement as drawing R145 areas shaded pink (walls only, chimneys copings and cornices included elsewhere) |
|---|---|

Item

- | | |
|---|---|
| e | terracotta replacement as drawing R146 areas shaded pink (walls only, chimneys copings and cornices included elsewhere) |
|---|---|

Item

- | | |
|---|---|
| f | terracotta replacement as drawing R147 areas shaded pink (walls only, chimneys copings and cornices included elsewhere) |
|---|---|

Item

- g terracotta copings, cornices weatherings etc as drawings R148 and 144, 145, 146 and 147 areas shaded pink (chimneys and walls included elsewhere)

Item

- | | |
|---|--|
| h | control and material samples as specification C41A.190 and 225 |
|---|--|

Item

To Collection

£

Item	SECTION NO. 4 - STRIP OUT AND DEMOLITION AND ALTERATIONS		
<u>C41 REPAIRING/RENOVATING/CONSERVING MASONRY (cont'd)</u>			£ p
<u>Terracotta Works to building generally; as Specification C41A; Contractor designed (cont'd)</u>			
Cutting out decayed, defective or cracked work and repairing and/or replacing with new terracotta, including filling voids in terracotta blocks with concrete; bedding and pointing in lime mortar as specification C41A			
a terracotta replacement as drawing R144 areas shaded yellow (walls only, chimneys copings and cornices included elsewhere)	Item		
b terracotta replacement as drawing R146 areas shaded yellow (walls only, chimneys copings and cornices included elsewhere)	Item		
c terracotta replacement as drawing R147 areas shaded yellow (walls only, chimneys copings and cornices included elsewhere)	Item		
Replacing missing terracotta works with new, including filling voids in terracotta blocks with concrete; bedding and pointing in lime mortar as specification C41A			
d terracotta replacement as drawing R145 areas shaded green (walls only, chimneys copings and cornices included elsewhere)	Item		
e terracotta replacement as drawing R146 areas shaded green (walls only, chimneys copings and cornices included elsewhere)	Item		
f terracotta replacement as drawing R147 areas shaded green (walls only, chimneys copings and cornices included elsewhere)	Item		
g terracotta copings, cornices weatherings etc as drawings R148 and 144, 145, 146 and 147 areas shaded green (chimneys and walls included elsewhere)	Item To Collection	£	

		<u>SECTION NO. 4 - STRIP OUT AND DEMOLITION AND ALTERATIONS</u>		£	p
<u>Item</u>					
	C41 REPAIRING/RENOVATING/CONSERVING MASONRY (cont'd)				
	Terracotta Works to building generally; as Specification C41A; Contractor designed (cont'd)				
	Terracotta blocks to match existing as specification C41A; in coloured lime mortar; cavity and ties as F30.214A; to new/rebuilt brickwork base				
	Cavity walls				
a	cavity and terracotta outer skin; stainless steel wall ties; to gable ends of building	m²	4		
b	Extra; copings to tops of walls to match existing	m	4		
	Chimney stacks using new terracotta to match existing as specification C41A				
c	chimneys to south west and north east elevations; 2nr; as drawings R144, R145, R146 and R147	Item			
d	chimneys to front , south east elevation; 2nr; as drawings R145, R146 and R147	Item			
e	chimney to rear elevation, north west, using salvaged terracotta from previously demolished and recorded stack (currently stored off site; allow for arranging for materials to be returned to site); as drawing R144, R146 and R147	nr	1		
f	chimney to rear elevation, north west, as drawing R144, R146 and R147; <u>approximate</u>	nr	1		
g	central chimney stack as drawings R144, R146 and R147	nr	1		
	Terracotta string course supported on and including proprietary stainless steel anchor system; as specification F30.767; fixing to new masonry				
h	100 x 150	m	3		
	To Collection			£	

		SECTION NO. 4 - STRIP OUT AND DEMOLITION AND ALTERATIONS			
Item				£	p
<u>C41 REPAIRING/RENOVATING/CONSERVING MASONRY (cont'd)</u>					
<u>Terracotta Works to building generally; as Specification C41A; Contractor designed (cont'd)</u>					
Terracotta string course supported on and including proprietary stainless steel anchor system; as specification F30.767; fixing to existing masonry					
a	100 x 150	m	14		
Coping, as specification F30.760					
b	to tops of horizontal gable walls	m	4		
c	to tops of sloping gable walls	m	18		
Sills to third floor					
d	to windows WT03 and 04 and adjacent areas; as drawing GA 350	m	12		
Terracotta rainscreen cladding on and including proprietary support system; as specification H92; vapour control layer, breather membrane and all accessories					
e	walls; over 300 wide	m ²	34		
		To Collection		£	

<u>Item</u>		<u>SECTION NO. 4 - STRIP OUT AND DEMOLITION AND ALTERATIONS</u>		
	<u>C50 REPAIRING/RENOVATING/CONSERVING METAL</u>			£ p
	<u>Repairing metal ventilation grilles to front elevation as drawing GA401</u>			
	Repairing grilles			
a	carefully taking out existing grilles, cleaning and restoring to former condition and refixing; 18nr	Item		
b	Extra; replacing missing grilles with new purpose made grilles to match existing; 12nr	Item		
	<u>C90 ALTERATION - SPOT ITEMS</u>			
	<u>Building generally</u>			
	Removing; making good structures disturbed; extending and making good finishings			
c	all temporary hoardings/infills to external door and window openings	Item		
d	all temporary propping to internal openings	Item		
e	all temporary hoardings/barriers etc internally	Item		
f	complete temporary roof including all scaffold and steel support structures	Item		
g	all timber windows	Item		
h	all metal windows and timber frames; metal windows to be stored for re-use	Item		
j	all heras fencing and bases from site generally	Item		
	<u>Existing ground floor as drawing R120</u>			
	Removing; making good structures disturbed; extending and making good finishings			
k	allow for breaking up existing floor and for reducing levels by approximately 80mm; including breaking up step; area of new tea room to north west end of building next new lift	Item		
		To Collection	£	

		SECTION NO. 4 - STRIP OUT AND DEMOLITION AND ALTERATIONS		
Item				£ p
<u>C90 ALTERATION - SPOT ITEMS (cont'd)</u>				
<u>Existing ground floor as drawing R120 (cont'd)</u>				
Removing; making good structures disturbed; extending and making good finishings (cont'd)				
a	all rubble fill and debris to outbuilding; down to original floor levels; item 9 on drawing	Item		
b	all rubble fill and debris to side of building, down to original stepped floor level; item 9 on drawing	Item		
c	remains of 2nr folding sliding room dividing doors and including floor and ceiling tracks; storing 1nr set for re-use	Item		
d	Extra; making good and infilling floor where tracks removed	Item		
e	to all rooms; all remaining plasterwork to walls and ceilings; all remaining skirtings	Item		
f	to all rooms; all general debris	Item		
Cutting openings; making good structures; extending and making good finishes				
g	through external masonry wall area below window, including window sill, to form new door opening; salvaging and cleaning all brickwork for re-use; making good reveals with salvaged brickwork to match details of other windows above; item 2 on drawing	Item		
h	through external masonry wall area below window, including window sill, to form new door opening; salvaging and cleaning all brickwork for re-use; making good reveals with salvaged brickwork to match details of other windows above; item 7 on drawing	Item		
		To Collection	£	

		SECTION NO. 4 - STRIP OUT AND DEMOLITION AND ALTERATIONS		
Item				£ p
<u>C90 ALTERATION - SPOT ITEMS (cont'd)</u>				
<u>Existing ground floor as drawing R120 (cont'd)</u>				
Cutting openings; making good structures; extending and making good finishes (cont'd)				
a	through 450 thick internal masonry wall to widen existing opening approximately 400 wide; removing existing lintels; salvaging and cleaning brickwork for re-use; forming square jambs and threshold; cutting out for, providing and inserting new pair 254 x 146 x 37 x 1670 long steel beams with continuous 300 x 10 plate welded over, as lintels over; cutting out for providing and inserting 2nr 350 x 330 x 215 padstones; treating and painting steelwork; item 3 on drawing	Item		
b	through 215 thick internal masonry walls to form new door opening; 1350 x 2400 high; salvaging and cleaning brickwork for re-use; forming square jambs and threshold; cutting out for, providing and inserting new 254 x 146 x 31 x 1900 long steel beam lintel with one end built into existing wall and one end fixed to face of existing wall, as drawing 1301 detail 01; as Hydroc drawing 1001; treating and painting steelwork; item 11 on drawing	Item		
c	carefully removing masonry infill to 2nr windows; to reopen them; ensure all details around windows to sills, heads and jambs remain undamaged; item 1 on drawing	Item		
d	through 450 thick internal masonry wall to widen existing opening; approximately 1200 wide; removing existing lintels; salvaging and cleaning brickwork for re-use; forming square jambs and threshold; cutting out for, providing and inserting pair new 254 x 146 x 37 x 2600 long steel beams with continuous 300 x 10 plate welded over, as lintels over; cutting out, providing and inserting 2nr 350 x 330 x 215 padstones; treating and painting steelwork; item 10 on drawing (infilling other part of opening included elsewhere)	Item		
		To Collection	£	

Item	SECTION NO. 4 - STRIP OUT AND DEMOLITION AND ALTERATIONS		
<u>C90 ALTERATION - SPOT ITEMS (cont'd)</u>			£ p
<u>Existing ground floor as drawing R120 (cont'd)</u>			
Infilling openings; as specification F10.111 or 235			
a in 215 thick brickwork walls; approximately 750 wide; removing existing lintels; cutting and bonding new wall to existing as specification F10.620; forming square jamb to one side; item 10 on drawing; (cutting out other part of opening included elsewhere)	Item		
b with 215 thick blockwork walls; compressive strength 10N/mm2 in mortar designation ii or iii; approximately 1450 x 940 high; bonding new wall to existing with Ancon stainless steel wall starters; as Hydroc drawing 1001	Item		
c with 215 thick blockwork walls; compressive strength 10N/mm2 in mortar designation ii or iii; approximately 2100 x 940 high; bonding new wall to existing with Ancon stainless steel wall starters; as Hydroc drawing 1001	Item		
d with 100 facing brickwork salvaged from demolitions to external and internal face of opening; approximately 800 x 900; as item 6 drawing G 300; cutting and bonding new walls to existing as specification F10.620; minimum 50 cavity and minimum 50 cavity wall insulation	Item		
e with 100 facing brickwork salvaged from demolitions to external and internal face of opening; approximately 450 x 1000; to opening behind new lift; bonding new walls to existing as specification F10.620; minimum 50 cavity and minimum 50 cavity wall insulation	Item		
To Collection		£	

		SECTION NO. 4 - STRIP OUT AND DEMOLITION AND ALTERATIONS		
Item				£ p
<u>C90 ALTERATION - SPOT ITEMS (cont'd)</u>				
<u>Existing upper ground floor as drawing R121</u>				
Removing; making good structures disturbed; extending and making good finishings				
a	to all rooms; all remaining plasterwork to walls and ceilings; all remaining skirtings	Item		
b	to all rooms; all general debris	Item		
c	window and window frame to new lift area	Item		
d	window and window frame (to void next lift)	Item		
e	window and window frame to new plant room	Item		
Cutting openings; making good structures; extending and making good finishes				
f	carefully removing masonry infill to old window opening; to reopen it; making good terracotta and ensure all details around window to sill, heads and jambs remain undamaged; item 13 on drawing GA310	Item		
g	carefully removing masonry infill to old window openings; making good and ensure all details around window to sill, heads and jambs remain undamaged; item 1 on drawing; 3nr	Item		
h	carefully removing masonry infill to old window openings; making good and ensure all details around window to sill, heads and jambs remain undamaged; item 9 on drawing	Item		
		To Collection	£	

		SECTION NO. 4 - STRIP OUT AND DEMOLITION AND ALTERATIONS		
Item				£ p
<u>C90 ALTERATION - SPOT ITEMS (cont'd)</u>				
<u>Existing upper ground floor as drawing R 121</u> <u>(Cont'd)</u>				
Infilling openings; as specification F10.111 or 235 (Cont'd)				
a	in salvaged facing brickwork to outer and inner face of opening; approximately 300 x 1000; as drawing GA310 item 12; bonding new walls to existing as specification F10.620; minimum 50 cavity and minimum 50 cavity wall insulation	Item		
b	in salvaged facing brickwork to outer and inner face of opening; approximately 500 x 1000; as drawing GA310 item 16; bonding new walls to existing as specification F10.620; minimum 50 cavity and minimum 50 cavity wall insulation	Item		
c	in salvaged facing brickwork to outer and inner face of opening; approximately 800 x 1000; as drawing 3510 GA 310 item 16; bonding new walls to existing as specification F10.620; minimum 50 cavity and minimum 50 cavity wall insulation	Item		
d	in salvaged facing brickwork to outer and inner face of opening; approximately 625 x 1000; as drawing GA310 item 12; bonding new walls to existing as specification F10.620; minimum 50 cavity and minimum 50 cavity wall insulation	Item		
e	Extra; 225 x 225 cast iron grid air brick to outer face, to match originals as specification F30.160A; with liner through wall and intumescent fire damper grille to internal face	Item		
f	in salvaged facing brickwork to outer and inner face of opening; approximately 450 x 1000; to new lift area; bonding new walls to existing as specification F10.620; minimum 50 cavity and minimum 50 cavity wall insulation	Item		
g	in salvaged facing brickwork to outer and inner face of opening; approximately 510 x 1550; to new plant room area; bonding new walls to existing as specification F10.620; minimum 50 cavity and minimum 50 cavity wall insulation; 2nr	Item To Collection		
			£	

		SECTION NO. 4 - STRIP OUT AND DEMOLITION AND ALTERATIONS		
Item				£ p
<u>C90 ALTERATION - SPOT ITEMS (cont'd)</u>				
<u>Existing mezzanine floor as drawing R122</u>				
	Removing; making good structures disturbed; extending and making good finishings			
a	to all rooms; all remaining plasterwork to walls and ceilings; all remaining skirtings	Item		
b	to all rooms; all general debris	Item		
c	hacking off render to external face of external gable wall, back to brickwork; approximately 150 m ² ; from ground level to roof level; as item 3 on drawing	Item		
d	all stainless steel tie bars and fixings through building; making good and infilling holes in floors and external walls	Item		
	Cutting openings; making good structures; extending and making good finishes			
e	through external masonry wall area below windows, including window sills, to form new door openings; salvaging and cleaning all brickwork for re-use; making good reveals with salvaged brickwork to match details of other windows above; item 1 on drawing; 2nr openings	Item		
f	through 215 thick internal masonry walls to form new door opening; 1350 x 2400 high; salvaging and cleaning brickwork for re-use; forming square jambs and threshold; cutting out for, providing and inserting new precast prestressed concrete lintels; 215 x 65; item 10 on drawing	Item		
g	through 215 thick internal masonry walls to widen existing 900 wide door opening; by 600 x 2400 high; removing existing lintels; salvaging and cleaning brickwork for re-use; forming square jambs and threshold; cutting out for, providing and inserting new precast prestressed concrete lintels; 215 x 65; item 11 on drawing	Item		
		To Collection	£	

		SECTION NO. 4 - STRIP OUT AND DEMOLITION AND ALTERATIONS		
Item				£ p
<u>C90 ALTERATION - SPOT ITEMS (cont'd)</u>				
<u>Existing mezzanine floor as drawing R122 (cont'd)</u>				
Cutting openings; making good structures; extending and making good finishes (cont'd)				
a	through 215 thick internal masonry walls to widen existing 900 wide door opening; by 3300 x 3630 high; removing existing lintels; salvaging and cleaning brickwork for re-use; forming square jambs and threshold; existing steel beam over remains; item 7 on drawing	Item		
b	through 450 thick internal masonry walls to widen existing 900 wide door opening; by 800 x 2400 high; removing existing lintels; salvaging and cleaning brickwork for re-use; forming square jambs and threshold; cutting out for, providing and inserting 2nr new 254 x 146 x 31 x 2000 long steel beams with continuous 400 x 10 plate welded to top; as lintels; item 11 on drawing	Item		
c	through 450 thick internal masonry walls to widen existing 900 wide door opening; by 2nr x 350 x 2400 high; removing existing lintels; salvaging and cleaning brickwork for re-use; forming square jambs and threshold; cutting out for, providing and inserting 2nr new 254 x 146 x 31 x 1900 long steel beams with continuous 400 x 10 plate welded to top; as lintels; item 11 on drawing	Item		
d	carefully removing masonry infill to old window opening; to reopen it; ensure all details around window to sill, head and jambs remain undamaged; item 5 on drawing	Item		
e	forming recesses in existing external walls to accommodate relocated fireplaces; salvaging and cleaning brickwork for re-use; item 6 on drawing; 2nr recesses	Item		
		To Collection	£	

		SECTION NO. 4 - STRIP OUT AND DEMOLITION AND ALTERATIONS		
Item				£ p
<u>C90 ALTERATION - SPOT ITEMS (cont'd)</u>				
<u>Existing mezzanine floor as drawing R122 (cont'd)</u>				
Cutting openings; making good structures; extending and making good finishes (cont'd)				
a	through 450 thick internal masonry walls to widen existing 3800 wide opening; by 2nr 500 wide x 3630 high; salvaging and cleaning brickwork for re-use; forming square jambs and threshold; item 8 on drawing	Item		
b	through 450 thick external masonry wall to form new window opening from mezzanine level to roof level; 3000 wide x 13105 high plus triangular area to top; salvaging and cleaning brickwork for re-use; forming square jambs and sill; as Hydroc drawing 1315; temporary propping	Item		
c	through 450 thick external masonry wall to form new 225 x 225 opening; salvaging and cleaning brickwork for re-use; forming square jambs and sill; supplying and inserting 225 x 225 cast iron grid air bricks as specification F30.160A, to match existing; liner through walls and internal 225 x 225 vent grille; 2nr to new tea rooms	Item		
d	cutting recesses in external gable wall for flue access; 1930 long x 225 deep x 7400 high; mezzanine and first floor	Item		
e	cutting recesses in external gable wall for flue access; 1930 long x 225 deep x 13100 high; mezzanine, first, second and third floors	Item		
Infilling openings; as specification F10.111 or 235				
f	infill old fireplace openings with salvaged brickwork in lime mortar; cutting and bonding new work to existing as specification F10.620; next item 6 on drawing; 2nr infills	Item		
		To Collection	£	

		SECTION NO. 4 - STRIP OUT AND DEMOLITION AND ALTERATIONS		
Item				£ p
<u>C90 ALTERATION - SPOT ITEMS (cont'd)</u>				
<u>Existing first floor as drawing R123</u>				
	Removing; making good structures disturbed; extending and making good finishings			
a	to all rooms; all remaining plasterwork to walls and ceilings; all remaining skirtings	Item		
b	to all rooms; all general debris	Item		
c	window and window frame; to new tea room	Item		
d	all stainless steel tie bars and fixings through building; making good and infilling holes in floors and external walls; as Hydroc drawing 2004	Item		
	Cutting openings; making good structures; extending and making good finishes			
e	through external masonry wall area below windows, including window sills, to form new door openings; salvaging and cleaning all brickwork for re-use; making good reveals with salvaged brickwork to match details of other windows above; item 6 on drawing	Item		
f	through 215 thick internal masonry walls to form new door opening; 1350 x 2400 high; salvaging and cleaning brickwork for re-use; forming square jambs and threshold; cutting out for, providing and inserting new 203 x 102 x 23 steel lintel over; item 6 on drawing	Item		
g	through 215 thick internal masonry walls to form new door opening; 1100 x 2400 high; salvaging and cleaning brickwork for re-use; forming square jambs and threshold; cutting out for, existing steel over to remain; item 6 on drawing	Item		
		To Collection	£	

		SECTION NO. 4 - STRIP OUT AND DEMOLITION AND ALTERATIONS		
Item				£ p
<u>C90 ALTERATION - SPOT ITEMS (cont'd)</u>				
<u>Existing first floor as drawing R123 (cont'd)</u>				
	Cutting openings; making good structures; extending and making good finishes (cont'd)			
a	through 215 thick internal masonry walls to widen existing 700 wide opening; by 1000 wide x 2400 high; removing existing lintels; salvaging and cleaning brickwork for re-use; forming square jambs and threshold; cutting out for, providing and inserting new 203 x 102 x 23 steel lintel over, immediately below floor slab; item 7 on drawing	Item		
b	through 215 thick internal masonry walls to widen existing 900 wide opening; by 1200 wide x 2400 high; removing existing lintels; salvaging and cleaning brickwork for re-use; forming square jambs and threshold; existing beam over to remain; to west side of corridor	Item		
c	carefully removing masonry infill to old window opening; to reopen it; ensure all details around window to sill, head and jambs remain undamaged; salvaging and cleaning brickwork for re-use; item 8 on drawing	Item		
d	through 215 thick internal masonry walls to form new opening; 3600 x 3450 high; salvaging and cleaning brickwork for re-use; forming square jambs and threshold; existing steel beam over to remain; as item 9 on drawing	Item		
e	through 215 thick internal masonry walls to widen 2700 opening; by 2 x 450 x 3450 high; removing existing lintels; salvaging and cleaning brickwork for re-use; forming square jambs and threshold; existing steel beam over to remain; as item 9 on drawing	Item		
f	through 450 thick external masonry wall to form new 225 x 225 opening; salvaging and cleaning brickwork for re-use; forming square jambs and sill; supplying and inserting 225 x 225 cast iron grid air bricks as specification F30.160A, to match existing; liner through walls and internal 225 x 225 vent grille; 1nr to new tea room	Item To Collection		
			£	

		SECTION NO. 4 - STRIP OUT AND DEMOLITION AND ALTERATIONS		
Item				£ p
<u>C90 ALTERATION - SPOT ITEMS (cont'd)</u>				
<u>Existing first floor as drawing R123 (cont'd)</u>				
	Infilling openings; as specification F10.111 or 235			
a	in 215 thick brickwork walls; approximately 900 wide x 2400 high; bonding new wall to existing each side, with Ancon stainless steel wall starters; to existing door opening	Item		
b	Extra; taking out existing timber lintels and infilling and making good with brickwork	Item		
c	in salvaged facing brickwork to outer and inner face of opening; approximately 1050 x 1800; as drawing GA330 item 12; bonding new walls to existing as specification F10.620; minimum 50 cavity and minimum 50 cavity wall insulation	Item		
d	Extra; 225 x 225 cast iron grid air brick to outer face, to match originals as specification F30.160A; with liner through wall and internal 225 x 225 grille to internal face	Item		
<u>Existing second floor as drawing R124</u>				
	Removing; making good structures disturbed; extending and making good finishings			
e	to all rooms; all remaining plasterwork to walls and ceilings; all remaining skirtings	Item		
f	to all rooms; all general debris	Item		
g	window and window frame to new tea room	Item		
	Cutting openings; making good structures; extending and making good finishes			
h	carefully removing masonry infill to old window opening; to reopen it; ensure all details around window to sill, head and jambs remain undamaged; salvaging and cleaning brickwork for re-use; item 6 on drawing	Item		
		To Collection	£	

		SECTION NO. 4 - STRIP OUT AND DEMOLITION AND ALTERATIONS		
Item				£ p
<u>C90 ALTERATION - SPOT ITEMS (cont'd)</u>				
<u>Existing second floor as drawing R124 (cont'd)</u>				
	Cutting openings; making good structures; extending and making good finishes (cont'd)			
a	through 215 thick internal masonry walls to widen existing 900 wide opening; by 300 wide and 800 wide x 2600 high; removing existing lintels and 2nr existing steel beams over; salvaging and cleaning brickwork for re-use; forming square jambs and threshold; cutting out for, providing and inserting 2nr new steel support beams over, 457 x 152 x 74; immediately below floor slab; item 8 on drawing	Item		
b	Extra; supporting existing beams and reconnecting to new beams; 2nr; as Hydroc drawing 1005	Item		
c	through 215 thick internal masonry walls to form new opening; approximately 1100 x 2600 high; salvaging and cleaning brickwork for re-use; forming square jambs and threshold; cutting out for, providing and inserting 2nr new steel support beams over, 203 x 133 x 25 with continuous welded 400 x 10 plate to top; to dividing wall between corridor and rear section of building; as item 8 on drawing	Item		
d	Extra; removing 2nr existing steel beams over and extending 2nr new beams for full lenth of existing, approximately 3450 long	Item		
e	through 215 thick internal masonry walls to form new opening; approximately 1670 x 2600 high; salvaging and cleaning brickwork for re-use; forming square jambs and threshold; cutting out for, providing and inserting 2nr new steel support beams over, 203 x 133 x 25 with continuous welded 400 x 10 plaste to top; to dividing wall between corridor and rear section of building	Item		
f	Extra; removing 2nr existing steel beams over and extending 2nr new beams for full lenth of existing, approximately 3850 long	Item		
		To Collection	£	

		SECTION NO. 4 - STRIP OUT AND DEMOLITION AND ALTERATIONS		
Item				£ p
<u>C90 ALTERATION - SPOT ITEMS (cont'd)</u>				
<u>Existing second floor as drawing R124 (cont'd)</u>				
Cutting openings; making good structures; extending and making good finishes (cont'd)				
a	through 450 thick external masonry wall to form new 225 x 225 opening; salvaging and cleaning brickwork for re-use; forming square jambs and sill; supplying and inserting 225 x 225 cast iron grid air bricks as specification F30.160A, to match existing; liner through walls and internal 225 x 225 vent grille; 7nr; tea rooms and front elevation	Item		
Infilling openings; as specification F10.111 or 235				
b	in 450 thick brickwork walls with 140 thick studwork with 12.5 plasterboard and skim each side and 70 insulation between studs; approximately 900 wide x 2600 high; to dividing wall between corridor and rear section of building	Item		
c	Extra; taking out existing timber lintels and infilling and making good with studwork and finish	Item		
d	in salvaged facing brickwork to outer and inner face of opening; approximately 1050 x 1800; as drawing GA340 item 24; bonding new walls to existing as specification F10.620; minimum 50 cavity and minimum 50 cavity wall insulation	Item		
e	Extra; 225 x 225 cast iron grid air brick to outer face, to match originals as specification F30.160A; with liner through wall and internal 225 x 225 grille to internal face	Item		
		To Collection	£	

		SECTION NO. 4 - STRIP OUT AND DEMOLITION AND ALTERATIONS		
Item				£ p
	<u>C90 ALTERATION - SPOT ITEMS (cont'd)</u>			
	<u>Existing third floor/roof area as drawing R125</u>			
	Removing; making good structures disturbed; extending and making good finishings			
a	to all areas; all general debris	Item		
	Cutting openings; making good structures; extending and making good finishes			
b	through external chimneys to form new window openings; 510 wide x 1650 high; salvaging and cleaning brickwork for re-use; forming square jambs and sill; cutting out for, providing and inserting precast concrete lintels over; 2nr	Item		
	<u>Existing outbuilding (new bat roost)</u>			
	Infilling openings			
c	with single skin of facing brickwork; Ancon stainless steel wall starters; approximately 300 wide x 2200 high; to 3nr window openings	Item		
d	with single skin of facing brickwork; Ancon stainless steel wall starters; approximately 800 x 1250; 3nr	Item		
e	with single skin of facing brickwork; Ancon stainless steel wall starters; approximately 2400 x 2700	Item		
f	with single skin of facing brickwork; Ancon stainless steel wall starters; approximately 900 x 450; 2nr	Item		
g	Extra; leaving 200 x 400 gap in infill for bat access; 2nr	Item		
	<u>C21 TOXIC/HAZARDOUS MATERIAL REMOVAL</u>			
	<u>Removal of and clearing site of all dead birds (mainly pigeons) and bird droppings</u>			
	Clearing site and buildings			
h	generally	Item		
		To Collection	£	

Item

SECTION NO. 4 - STRIP OUT AND
DEMOLITION AND ALTERATIONS

£ p

C21 TOXIC/HAZARDOUS MATERIAL REMOVAL

Removal of and clearing site of all needles and other
drug apparatus and all bottles, broken glass and
other alchohol related items

Clearing site and buildings

a generally

Item

To Collection

£

Item

COLLECTION

SECTION NO. 4 - STRIP OUT AND
DEMOLITION AND ALTERATIONS

£ p

Page 4/1

" 4/2

" 4/3

" 4/4

" 4/5

" 4/6

" 4/7

" 4/8

" 4/9

" 4/10

" 4/11

" 4/12

" 4/13

" 4/14

" 4/15

" 4/16

" 4/17

" 4/18

" 4/19

" 4/20

" 4/21

" 4/22

" 4/23

" 4/24

c/f

Item

COLLECTION

SECTION NO. 4 - STRIP OUT AND
DEMOLITION AND ALTERATIONS

£ p

b/f

Page 4/25
" 4/26
" 4/27
" 4/28
" 4/29

SECTION NO. 4 STRIP OUT AND DEMOLITIONS
Carried to General Summary

£

Item		SECTION NO. 5 - SECTION C		
	<u>SECTION NO. 5</u>		£ p	
	<u>Generally</u>			
a	For description of materials and workmanship; method of measurement and what rates are to include, the Contractor is referred to the specifications, the descriptions and other information therein given being read in conjunction with and as supplementary to the descriptions given in this Section	Item		
b	The works have not been measured in accordance with SMM7/NRM, and omnibus descriptions have been included. The Contractor is to include in his prices for all works covered by these descriptions.	Item		
c	Note: Hydroc are to be consulted before the final selection, specification, methodology and use of concrete repair systems is made	Item		
	<u>STRUCTURAL WORKS INCLUDING FOUNDATIONS AND LIFT PIT; refer to structural engineers drawings</u>			
	<u>Temporary works</u>			
d	Allow for all necessary Contractor Designed temporary works, propping, temporary supports etc as required for carrying out the works; in particular see the Hydroc additional tender information	Item		
	<u>C: EXISTING SITE/BUILDINGS/SERVICES</u>			
	<u>C41 REPAIRING/RENOVATING/CONSERVING MASONRY</u>			
	<u>Generally</u>			
	As Hydroc drawings 1211 and 2310			
e	allow for crack repairs as Detail B; between first and second floors; 3nr; <u>approximate</u>	Item		
f	allow for crack repairs as Detail B; between mezzanine and first floor; 2nr; <u>approximate</u>	Item		
g	allow for structural tying as detail A; 10nr; <u>approximate</u>	Item		
		To Collection	£	
	YMCA Merthyr Tydfil	5C/1		

Item	SECTION NO. 5 C41 REPAIRING/RENOVATING/CONSERVING MASONRY (Cont'd)	SECTION NO. 5 - SECTION C			£ p
	<u>To terracotta façade to front elevation bay; all levels</u>				
	Stitching terracotta to brickwork at corners of bay				
a	allow for 6mm stainless steel bars, each 900 long built into bed joints of terracotta and drilled and grouted into brickwork; 14nr; <u>approximate</u>	Item			
	<u>Ground floor level</u>				
	Cutting out decayed, defective or cracked work and replacing with new; making good all works disturbed; <u>approximate</u>				
b	cutting out timber lintels to internal walls; approximately 1300 long in 350 thick wall; 1nr	Item			
c	cutting out for providing and inserting new 100 x 65 x 1300 long precast prestressed concrete lintels, number to suit 350 wall width; packing to adjoining surfaces and pointing around with lime mortar; 1nr	Item			
d	cutting out timber lintels to internal walls; approximately 1800 long in 350 thick wall; 1nr	Item			
e	cutting out for providing and inserting new 100 x 65 x 1800 long precast prestressed concrete lintels, number to suit 350 wall width; packing to adjoining surfaces and pointing around with lime mortar; 1nr	Item			
	<u>Upper ground floor level</u>				
	Cutting out decayed, defective or cracked work and replacing with new; making good all works disturbed; <u>approximate</u>				
f	cutting out timber backing lintels to external walls; approximately 650 long; 2nr	Item			
g	cutting out for providing and inserting pairs new 150 x 100 x 650 long precast concrete lintels; packing to adjoining surfaces and pointing around with lime mortar; 2nr	Item			
		To Collection		£	
	YMCA Merthyr Tydfil	5C/2			

Item	SECTION NO. 5 - SECTION C			£	p
SECTION NO. 5 C41 REPAIRING/RENOVATING/CONSERVING MASONRY (Cont'd <u>Upper ground floor level (cont'd)</u> Cutting out decayed, defective or cracked work and replacing with new; making good all works disturbed; approximate (cont'd)					
a	cutting out timber backing lintels to external walls; approximetely 700 long; 1nr	Item			
b	cutting out for providing and inserting pairs new 150 x 100 x 700 long precast concrete lintels; packing to adjoining surfaces and pointing around with lime mortar; 1nr	Item			
c	cutting out timber backing lintels to external walls; approximetely 1000 long; 1nr	Item			
d	cutting out for providing and inserting pairs new 150 x 100 x 1000 long precast concrete lintels; packing to adjoining surfaces and pointing around with lime mortar; 1nr	Item			
e	cutting out timber backing lintels to external walls; approximetely 1300 long; 1nr	Item			
f	cutting out for providing and inserting pairs new 150 x 100 x 1300 long precast concrete lintels; packing to adjoining surfaces and pointing around with lime mortar; 1nr	Item			
g	cutting out timber backing lintels to external walls; approximetely 1450 long; 2nr	Item			
h	cutting out for providing and inserting pairs new 150 x 100 x 1450 long precast concrete lintels; packing to adjoining surfaces and pointing around with lime mortar; 2nr	Item			
		To Collection	£		
YMCA Merthyr Tydfil		5C/3			

SECTION NO. 5 - SECTION C		£	p
<u>SECTION NO. 5</u> <u>C41 REPAIRING/RENOVATING/CONSERVING</u> <u>MASONRY (Cont'd</u>			
<u>Mezzanine floor level</u>			
Cutting out decayed, defective or cracked work and replacing with new; making good all works disturbed; <u>approximate</u>			
a	cutting out timber backing lintels to external walls; approximately 1550 long; 6nr	Item	
b	cutting out for providing and inserting pairs new 150 x 100 x 1550 long precast concrete lintels; packing to adjoining surfaces and pointing around with lime mortar; 6nr	Item	
c	cutting out timber backing lintels to external walls; approximately 1600 long; 3nr	Item	
d	cutting out for providing and inserting pairs new 150 x 100 x 1600 long precast concrete lintels; packing to adjoining surfaces and pointing around with lime mortar; 3nr	Item	
e	cutting out timber lintels to internal walls; approximately 1200 long in 215 thick wall; 1nr	Item	
f	cutting out for providing and inserting new 100 x 65 x 1200 long precast prestressed concrete lintels, number to suit 215 wall width; packing to adjoining surfaces and pointing around with lime mortar; 1nr	Item	
Stitch repairs over failing brickwork window arches; stainless steel Helibar stitching; making good brickwork and mortar joints with new lime mortar; <u>approximate</u>			
g	1500 long; 2nr	Item	
<u>First floor level</u>			
Cutting out decayed, defective or cracked work and replacing with new; making good all works disturbed; <u>approximate</u>			
h	cutting out timber backing lintels to external walls; approximately 750 long; 1nr	Item	
		To Collection	£
YMCA Merthyr Tydfil		5C/4	

Item		SECTION NO. 5 - SECTION C		
	SECTION NO. 5 C41 REPAIRING/RENOVATING/CONSERVING MASONRY (Cont'd)			£ p
	<u>First floor level (cont'd)</u>			
	Cutting out decayed, defective or cracked work and replacing with new; making good all works disturbed; <u>approximate</u> (cont'd)			
a	cutting out for providing and inserting pairs new 150 x 100 x 750 long precast concrete lintels; packing to adjoining surfaces and pointing around with lime mortar; 1nr	Item		
b	cutting out timber backing lintels to external walls; approximately 1550 long; 1nr	Item		
c	cutting out for providing and inserting pairs new 150 x 100 x 1550 long precast concrete lintels; packing to adjoining surfaces and pointing around with lime mortar; 1nr	Item		
d	cutting out timber backing lintels to external walls; approximately 1650; 8nr	Item		
e	cutting out for providing and inserting pairs new 150 x 100 x 1650 long precast concrete lintels; packing to adjoining surfaces and pointing around with lime mortar; 8nr	Item		
f	cutting out curved timber backing lintels to external walls; approximately 1200 long; 10nr	Item		
g	cutting out for providing and inserting pairs new 150 x 100 x 1200 long curved precast concrete lintels to bay windows; packing to adjoining surfaces and pointing around with lime mortar; 10nr	Item		
	Stitch repairs over failing brickwork window arches; 6mm stainless steel Helibar stitching to bed joints; making good brickwork and mortar joints with new lime mortar; <u>approximate</u>			
h	1500 long; 2nr	Item		
	YMCA Merthyr Tydfil	To Collection	£	
	5C/5			

Item	SECTION NO. 5 C41 REPAIRING/RENOVATING/CONSERVING MASONRY (Cont'd)	SECTION NO. 5 - SECTION C			£ p
	<u>Second floor level</u>				
	Cutting out defective concrete and replacing with new; making good all works disturbed; <u>approximate</u>				
a	cutting out concrete backing lintels to external walls; approximately 2500 long; 6nr	Item			
b	cutting out for providing and inserting pairs new 150 x 100 x 2500 long precast concrete lintels; packing to adjoining surfaces and pointing around with lime mortar; 6nr	Item			
c	cutting out timber backing lintels to external walls; approximetely 600 long; 2nr	Item			
d	cutting out for providing and inserting pairs new 150 x 100 x 600 long precast concrete lintels; packing to adjoining surfaces and pointing around with lime mortar; 2nr	Item			
e	cutting out timber backing lintels to external walls; approximetely 750 long; 1nr	Item			
f	cutting out for providing and inserting pairs new 150 x 100 x 750 long precast concrete lintels; packing to adjoining surfaces and pointing around with lime mortar; 1nr	Item			
g	cutting out timber backing lintels to external walls; approximetely 1300 long; 3nr	Item			
h	cutting out for providing and inserting pairs new 150 x 100 x 1300 long precast concrete lintels; packing to adjoining surfaces and pointing around with lime mortar; 3nr	Item			
j	cutting out timber backing lintels to external walls; approximetely 1400 long; 3nr	Item			
k	cutting out for providing and inserting pairs new 150 x 100 x 1400 long precast concrete lintels; packing to adjoining surfaces and pointing around with lime mortar; 3nr	Item			
		To Collection	£		
	YMCA Merthyr Tydfil	5C/6			

Item		SECTION NO. 5 - SECTION C	
	SECTION NO. 5		£ p
	C41 REPAIRING/RENOVATING/CONSERVING MASONRY (Cont'd)		
	<u>Second floor level (Cont'd)</u>		
	Cutting out decayed, defective or cracked work and replacing with new; making good all works disturbed; <u>approximate</u> (cont'd)		
a	cutting out timber backing lintels to external walls; approximately 1550 long; 2nr	Item	
b	cutting out for providing and inserting pairs new 150 x 100 x 1550 long precast concrete lintels; packing to adjoining surfaces and pointing around with lime mortar; 2nr	Item	
c	cutting out timber backing lintels to external walls; approximately 1650; 1nr	Item	
d	cutting out for providing and inserting pairs new 150 x 100 x 1650 long precast concrete lintels; packing to adjoining surfaces and pointing around with lime mortar; 1nr	Item	
	<u>Parapet level</u>		
	As Hydroc drawings 1210 and 2310		
e	carefully removing top courses of parapet wall, 450 wide x 600 high x 29200 long; storing for re-use and later refixing; as detail C	Item	
f	Extra; providing and fixing 150 x 100 x 10 stainless steel angle	Item	
g	Extra; removing corroded steel plates and vertical ties	Item	
h	Extra; fixing stainless steel angle by drilling existing masonry and providing and inserting 500 long M16 stainless steel bar and grouting in position; holes in angle; holes in new steel beam; nuts and washers; 6nr	Item	
		To Collection	£
	YMCA Merthyr Tydfil	5C/7	

Item	SECTION NO. 5 C41 REPAIRING/RENOVATING/CONSERVING MASONRY (Cont'd)	SECTION NO. 5 - SECTION C			£ p
	<u>Parapet level (cont'd)</u>				
	As Hydroc drawings 1210 and 2310 (cont'd) carefully removing top courses of parapet wall, 450 wide x 600 high x 29200 long; storing for re-use and later refixing; as detail C (cont'd)				
a	Extra; fixing stainless steel angle by drilling existing masonry and providing and inserting 3m long M16 stainless steel bar and grouting in position; holes in angle; nuts and washers; 4nr	Item			
b	Extra; fixing padstone with 2m long M16 stainless steel bar; drilling padstone and existing masonry below and grouting in position; nuts and washers; 6nr	Item			
	<u>External elevations</u>				
	As Hydroc drawings 1210, 1211 and 2310				
c	allow for crack repairs as Detail B; 6nr	Item			
d	allow for structural tying as detail A; 12nr	Item			
	<u>Building generally</u>				
	Stitch repairs to areas of cracked brickwork; 6mm stainless steel Helibar stitching to brick bed joints; making good brickwork and mortar joints with new lime mortar				
e	in short lengths over cracks; allow for total of 20m; <u>approximate</u>	Item			
	Stitch repairs to areas of cracked brickwork; 12mm stainless steel threaded bar stitching to brickwork; drilled and grouted in position; making good brickwork and mortar joints with new lime mortar				
f	in short lengths over cracks; allow for total of 15m; <u>approximate</u>	Item			
		To Collection	£		
	YMCA Merthyr Tydfil	5C/8			

Item		SECTION NO. 5 - SECTION C		
	SECTION NO. 5 <u>C42 REPAIRING/RENOVATING/CONSERVING CONCRETE</u> <u>Ground floor level</u> Cutting out defective concrete and replacing with new a cutting out small sections of existing concrete beam casings where damaged; preparing and repairing with cementitious repair mortar; profiles to match existing; formwork; allow for 12nr patches; <u>approximate</u> <u>Mezzanine floor level</u> Cutting out defective concrete and replacing with new b cutting out small sections of existing concrete beam casings where damaged; preparing and repairing with cementitious repair mortar; profiles to match existing; formwork; allow for 12nr patches; <u>approximate</u> <u>First floor level</u> Cutting out defective concrete and replacing with new c cutting out small sections of existing concrete beam casings where damaged; preparing and repairing with cementitious repair mortar; profiles to match existing; formwork; allow for 10nr patches; <u>approximate</u> d following cutting out concrete infill to floors between steel filler joists, see Bill 4; allow for replacing with new 160 thick lightweight concrete floor slab between filler joists; two layers A393 mesh to floors; formwork; 57m² e area approximately 650 x 1850; formwork to soffit; flush joints to adjacent floors; as Hydroc drawing 2004 f area approximately 7600 x 1850; formwork to soffit; flush joints to adjacent floors; as Hydroc drawing 2004			£ p
	YMCA Merthyr Tydfil 5C/9	Item Item Item Item Item To Collection	£	.

Item		SECTION NO. 5 - SECTION C			£ p
	SECTION NO. 5 C42 REPAIRING/RENOVATING/CONSERVING CONCRETE (cont'd)				
	<u>First floor level (cont'd)</u>				
	Repairing damaged concrete floors; as Hydroc drawing 2004				
a	allow for repairing floors with up to 30mm repair mortar/concrete; area approximately 5400 x 3500	Item			
b	allow for repairing floors with up to 30mm repair mortar/concrete; area approximately 5400 x 7600	Item			
	Repairing damaged concrete soffits; as Hydroc drawing 1300				
c	allow for repairing concrete soffits with up to 30mm repair mortar/concrete; underside of projecting bay windows; 22m2	Item			
	<u>Second floor level</u>				
	Repairing damaged concrete floors; as Hydroc drawing 2005				
d	allow for repairing floors with up to 30mm repair mortar/concrete; area approximately 84m2	Item			
	<u>Main staircase</u>				
	Cutting out defective concrete and replacing with new				
e	cutting out spalled and/or cracked sections of soffits and repairing with concrete repair mortars; profiles to match existing; formwork; allow for 5nr locations; maximum 1m2 each; <u>approximate</u>	Item			
f	cutting out spalled areas to sides of flights and around balusters and repairing with concrete repair mortars; profiles to match existing; formwork; allow for 5nr locations; maximum 1m2 each; <u>approximate</u>	Item			
		To Collection	+	£	
	YMCA Merthyr Tydfil	5C/10			

Item		SECTION NO. 5 - SECTION C			£	p	
SECTION NO. 5							
C42 REPAIRING/RENOVATING/CONSERVING							
CONCRETE (cont'd)							
Main staircase (cont'd)							
Cutting out defective concrete and replacing with new (cont'd)							
a	cutting out small areas of spalled concrete to soffits of landings and repairing with 50 thick concrete repair mortars; profiles to match existing; formwork; allow total of 3m2; approximate	Item					
b	cutting out small areas of spalling concrete to soffits of downstand beams, approximately 200 wide, and repairing with concrete repair mortars; profiles to match existing; formwork; allow total of 30m; approximate	Item					
c	cutting out small sections of damaged concrete around balustrade posts and repairing with concrete repair mortars; profiles to match existing; formwork; allow for total 10nr locations; approximate	Item					
d	cutting out damaged underside corner (below balustrades) of complete staircase ground floor to second floor; break out around reinforcement bars; clean all rust off bars; prime with SikaMonoTop 610 primer; repair with Sika MonoTop 615 repair mortar	Item					
e	Extra; allow for cutting out reinforcement bars and for replacing prior to remainder of repair; allow for replacing 20m of bar reinforcement; approximate	Item					
f	cleaning underside of staircase slab to complete area of staircase soffits ground floor to second floor and for applying Margel 580 corrosion inhibitor, Sika MonoTop 620 levelling compound and SikaGard 675 decorative finish; to include soffits of all landings; 119m2	Item					
		To Collection			£		
YMCA Merthyr Tydfil		5C/11					

Item	SECTION NO. 5 - SECTION C			£	p
SECTION NO. 5					
<u>C42 REPAIRING/RENOVATING/CONSERVING CONCRETE (Cont'd)</u>					
<u>Behind terracotta façade to bay</u>					
Cutting out defective concrete and replacing with new					
a	cutting out concrete slab edges and repairing with new concrete; 150 thick x 150 wide; profiles to match existing; formwork; allow 12m; <u>approximate</u>	Item			
<u>C50 REPAIRING/RENOVATING/CONSERVING METAL</u>					
<u>Between first floor and second floor level</u>					
Replacing defective floor filler joists					
b	taking out defective joists and replacing with new 127 x 76 x 13 UB joists; joists primed with epoxy zinc phosphate primer; allow for 20m; <u>approximate</u>	Item			
<u>C90 ALTERATIONS - SPOT ITEMS</u>					
<u>Mezzanine floor level</u>					
Cutting openings; making good structures; extending and making good finishes					
c	through 300 thick masonry wall below floor; for services; 1700 wide x 500 high; cutting out for, providing and inserting precast prestressed concrete lintels over; <u>approximate</u>	Item			
d	through concrete floor; for services; 350 x 350	Item			
		To Collection	£		
YMCA Merthyr Tydfil		5C/12			

Item

SECTION NO. 5
COLLECTION

SECTION NO. 5 - SECTION C

£ p

Page	5C/1
"	5C/2
"	5C/3
"	5C/4
"	5C/5
"	5C/6
"	5C/7
"	5C/8
"	5C/9
"	5C/10
"	5C/11
"	5C/12

C: EXISTING SITE/BUILDINGS/SERVICES

Carried to Summary of Section No. 5

£

Item		SECTION NO. 5 - SECTION D			£	p
<u>GENERALLY</u>						
<u>Soil testing</u>						
a	allow for sulphate and chloride testing of soils, to allow Hydroc to finalise concrete designs	Item				
<u>Inspections</u>						
b	allow for Hydroc to inspect foundation formations before work proceeds (see Hydroc Additional tender information)	Item				
<u>Ground investigations</u>						
c	allow for core drilling through concrete ground floor slab to area of new lift and for core drilling below slab and testing ground to determine support for new lift; making good all work disturbed	Item				
<u>D: GROUNDWORK</u>						
<u>D20 EXCAVATING AND FILLING</u>						
<u>Excavating as specification section D20</u>						
Excavating to reduce levels, within existing building for new floors to ground floor level; compacting bottoms; disposal of excavated material off site						
d	400 deep; to area of tea room and adjacent area to south west end of building	m²	9			
e	400 deep to area of new tea room to north east end of building	m²	3			
Excavating to reduce levels, within enclosed sunken courtyard to formation level for new extension; compacting bottoms; earthwork support; disposal of excavated material off site						
f	generally	m3	12			
Excavating to reduce levels, within enclosed sunken courtyard to formation level for new gravel pavings; compacting bottoms; earthwork support; disposal of excavated material off site						
g	250 deep to lower area of path	m²	3			
		To Collection			£	
YMCA Merthyr Tydfil		5D/14				

Item		SECTION NO. 5 - SECTION D			£	p
<u>D20 EXCAVATING AND FILLING (cont'd)</u>						
<u>Excavating as specification section D20 (cont'd)</u>						
Excavating to reduce levels, within enclosed sunken courtyard to formation level for new gravel pavings; compacting bottoms; earthwork support; disposal of excavated material off site (cont'd)						
a	1610 deep to higher area	m²	20			
Pits within existing building for new column bases to ground floor; compacting bottoms; earthwork support; disposal of excavated material off site						
b	1250 x 500 x 315 deep; as Hydroc drawing 2300	nr	4			
c	Extra; breaking out concrete floor and masonry wall over	nr	4			
Pits for new column bases to upper ground floor level; compacting bottoms; earthwork support; disposal of excavated material off site; as Hydroc drawing 1002						
d	for 1250 x 1250 x 600 deep pad foundation; to external sloping ground	nr	1			
e	for 1000 x 1000 x 600 deep pad foundation to sunken courtyard area	nr	2			
Trenches for foundations within enclosed sunken courtyard to ground floor level; compacting bottoms; earthwork support; disposal of excavated material off site						
f	average 700 deep	m²	4			
Trench for new ground beam behind existing retaining wall; as Hydroc drawing 1002; compacting bottoms; earthwork support; disposing of excavated material off site						
g	11500 long x 450 x 450	nr	1			
h	Extra; working space allowance as required	nr	1			
		To Collection			£	
YMCA Merthyr Tydfil		5D/15				

		SECTION NO. 5 - SECTION D		
<u>Item</u>				£ p
<u>D20 EXCAVATING AND FILLING (cont'd)</u>				
<u>Excavating as specification section D20 (cont'd)</u>				
Trench for new foundation to mezzanine floor; in existing building; as Hydroc drawings 1003 and 1315; compacting bottoms; earthwork support; disposing of excavated material off site				
a	for 450 x 450 x 5000 long beam	nr	1	
b	Extra; working space allowance as required	nr	1	
c	Extra; breaking out and reinstating concrete floor over	nr	1	
Extra over excavations for breaking out existing materials				
d	rock; to tea room	m³	2	
e	rock to sunken courtyard area; <u>approximate</u>	m³	10	
f	rock to foundations to sunken courtyard area; <u>approximate</u>	m³	1	
g	rock to ground beam foundation; <u>approximate</u>	m³	1	
h	concrete pavings to sunken courtyard area	m²	54	
<u>Disposal</u>				
Surface and ground water				
j	generally	Item		
<u>Hardcore filling as specification D20.710</u>				
Filling to excavations				
k	backfilling to foundations to sunken courtyard area up to underside of new floor slabs	m³	1	
		To Collection		£

Item		SECTION NO. 5 - SECTION D		£	p
D20 EXCAVATING AND FILLING (Cont'd)					
Hardcore filling as specification D20.710 (cont'd)					
Filling to make up levels; compacting and blinding surfaces with 25 thick sand					
a	average 150 thick to floor of new extension to sunken courtyard area	m²	8		
b	average 150 thick to area of new tea room and adjacent area to south west end of building	m²	9		
c	average 150 thick to area of new tea room to north east end of building	m²	3		
Granular material to be obtained off site; as specification Q20.211					
Filling to make up levels; compacting					
d	average 150 thick to area of new gravel to sunken courtyard area	m2	23		
Gravel material to be obtained off site; as specification Q23.120					
Filling to make up levels					
e	100 thick; compacting; to sunken courtyard area	m2	23		
Surface treatments					
Compacting filling					
f	generally; to sunken courtyard area	m²	23		

Item

COLLECTION

D: GROUNDWORK

Carried to Summary of Section No. 5

SECTION NO. 5 - SECTION D

£ p

Page 5D/1 |
" 5D/2 |
" 5D/3 |
" 5D/4 |

£ |

Item		SECTION NO. 5 - SECTION E		
	<u>GENERALLY</u> <u>Concrete tests</u> a allow for concrete cube and cylinder tests as per Hydroc's specification <u>Inspections</u> b allow Hydroc to inspect all reinforcement fixing prior to pouring of concrete (see Hydroc Additional tender information) <u>E: IN-SITU CONCRETE/LARGE PRECAST CONCRETE</u> <u>E10 MIXING/CASTING/CURING IN-SITU CONCRETE as Hydroc specification sections E05 and E10</u> c Note: Hydroc are to be given opportunity to review concrete mix designs prior to ordering concrete (see Additional tender information) <u>Weak mix blinding concrete</u> Blinding beds; laid on or against earth of unblinded hardcore d not exceeding 150 thick; under new floor slabs, within building e not exceeding 150 thick; under new floor slab to sunken courtyard area (new switch room) f not exceeding 150 thick; under new ground beam as Hydroc drawing 1002 g not exceeding 150 thick; under new pad foundations as Hydroc drawing 1002 h not exceeding 150 thick; under new beam to mezzanine floor, as Hydroc drawing 1003			£ p
		Item		
		Item		
		Item		
		m ³	1	
		m ³	1	
		m ³	1	
		m3	1	
		m3	1	
		To Collection		£

Item	SECTION NO. 5 - SECTION E			£ p
<u>E10 MIXING/CASTING/CURING IN-SITU CONCRETE as Hydroc specification sections E05 and E10</u> <u>Plain in-situ concrete; mix C32/40</u> Foundations in trenches; poured on or against earth or unblinded hardcore				
a to sunken courtyard area	m ³	1		
Isolated foundations; poured on or against earth or unblinded hardcore b 1250 x 1250 x 600 deep; to sloping external ground, as Hydroc drawing 1002	nr	1		
c 1000 x 1000 x 600 deep; to sunken courtyard area, as hydroc drawing 1002	nr	2		
<u>Reinforced in-situ concrete mix RC32/40</u> Ground beams; as Hydroc drawing 1002				
d 450 x 450 x 11500 long	nr	1		
Ground beams; as Hydroc drawings 1003 and 1315				
e 450 x 450 x 5000 long	nr	1		
Isolated foundations				
f 1250 x 500 x 315 deep pad foundations; as Hydroc drawing 2300	nr	4		
Beds				
g not exceeding 150 thick; new ground floor slab as Hydroc drawing 1001; within existing building	m3	1		
h Extra; Filcor EPS insulation/void filling; 760 thick	m2	6		
To Collection			£	
YMCA Merthyr Tydfil	5E/20			

Item		SECTION NO. 5 - SECTION E		£	p
<u>E10 MIXING/CASTING/CURING IN-SITU CONCRETE as Hydroc specification sections E05 and E10</u>					
<u>Reinforced in-situ concrete mix RC32/40 (cont'd)</u>					
Beds (cont'd)					
a	not exceeding 150 thick; new floor slabs; within existing building	m ³	2		
b	not exceeding 150 thick; new floor slab to sunken courtyard area (new switch room)	m ³	1		
Suspended slabs					
c	not exceeding 150 thick; to infill mezzanine floor to new tea room; as Hydroc drawing 1003	m ³	1		
d	not exceeding 150 thick; to infill first floor to new tea room; as Hydroc drawing 1004	m ³	1		
e	not exceeding 150 thick; to infill second floor to new tea room; as Hydroc drawing 1005	m ³	1		
f	150 - 450 thick; new roof to outbuilding in sunken courtyard (new bat roost); as Hydroc drawing 1003	m ³	4		
Upstands					
g	150 x 200 x 16600 girth; to outbuilding in sunken courtyard (new bat roost)	m ³	1		
Casings to steel columns; as Hydroc drawing 1301; including D49 wrapping fabric and painting columns with 2 coats RIW bitumen paint as specification G10.650A					
h	219.1 circular columns	nr	4		
<u>Reinforced lightweight in-situ concrete</u>					
Suspended slabs; to first floor					
j	150 - 450 thick; laid between and around existing steel floor filler joists	m ³	4		
		To Collection		£	
YMCA Merthyr Tydfil		5E/21			

[illegible]

Item	SECTION NO. 5 - SECTION E		£	p
<u>E20 FORMWORK FOR IN-SITU CONCRETE as Hydroc specification section E20 (cont'd)</u>				
<u>Formwork generally (cont'd)</u>				
Soffits of slabs				
a	slabs 200 - 300 thick; to underside of new roof slab to outbuilding to sunken courtyard (new bat roost); height to soffit 1.5 - 3m	m ² 13		
b	slabs not exceeding 200 thick; to underside of first floor where floors being replaced; height to soffit 3 - 4.5m	m ² 27		
<u>Formwork and exposed aggregate finish</u>				
Edges of suspended slabs and upstands				
c	250 - 500 high; to bat roost roof	m 17		
<u>Formwork; TATA Comflor 51 profiled steel deck; as specification section G30</u>				
Soffits of slabs				
d	slabs not exceeding 200 thick; to new mezzanine floor infill to new tea room; fixing to steel angles at 2 edges with TEK screws at maximum 200 centres	m ² 4		
e	slabs not exceeding 200 thick; to new first floor infill to new tea room; fixing to steel angles at 2 edges with TEK screws at maximum 200 centres	m ² 4		
f	slabs not exceeding 200 thick; to new second floor infill to new tea room; fixing to steel angles at 2 edges with TEK screws at maximum 200 centres	m ² 4		
To Collection			£	
YMCA Merthyr Tydfil		5E/23		

SECTION NO. 5 - SECTION E				£	p
Item					
<u>E30 REINFORCEMENT FOR IN-SITU CONCRETE</u>					
<u>as Hydroc specification section E30</u>					
<u>Reinforcement; strength grade B500B</u>					
Bars					
a	6nr H16 bars to 450 x 450 x 11500 long ground beam as Hydroc drawing 1002, with H12 links at 300 centres	Item			
b	Extra; anchoring ground beam to ground with ground anchors to resist 15KN/m; for example S06 anchors at 1m centres; Contractor Designed	Item			
c	reinforcement to pad foundations to front wall; <u>approximate</u>	T	0.12		
d	reinforcement to mezzanine ground beam; <u>approximate</u>	T	0.22		
e	reinforcement to bat roost roof slab; <u>approximate</u>	T	0.54		
		To Collection		£	
YMCA Merthyr Tydfil		5E/24			

Item		SECTION NO. 5 - SECTION E			£	p
<u>E30 REINFORCEMENT FOR IN-SITU CONCRETE</u> <u>as Hydroc specification section E30</u>						
<u>Reinforcement; strength grade B500B</u>						
Fabric						
a	reference A393; to new ground floor slab in existing building; as Hydroc drawing 1001	m2	11			
b	reference A393; laps as specification E30.425; to new floor slabs; within existing building	m²	13			
c	reference A393; laps as specification E30.425; to new floor slab to sunken courtyard area (new switch room)	m²	8			
d	reference A252; laps as specification E30.425; to new mezzanine floor infill to new tea room	m²	4			
e	reference A252; laps as specification E30.425; to new first floor infill to new tea room	m²	4			
f	2 layers of reference A393; laps as specification E30.425; to new areas of first floor where floors being replaced	m²	27			
g	reference A252; laps as specification E30.425; to new second floor infill to new tea room	m²	4			

Item	SECTION NO. 5 - SECTION E			£	p
<u>E40 DESIGNED JOINTS IN IN-SITU CONCRETE</u>					
<u>Plain</u>					
Joints between new and existing concrete slabs					
a	depth not exceeding 150; within existing building	m	4		
b	depth not exceeding 150; to sunken courtyard area (new switch room)	m	1		
c	depth not exceeding 150; to new mezzanine floor infill to new tea room	m	1		
d	depth not exceeding 150; to new first floor infill to new tea room	m	1		
e	depth 150 - 300; to new first floor where floors being replaced	m	15		
f	depth not exceeding 150; to new second floor infill to new tea room	m	2		
<u>E41 WORKED FINISHES/CUTTING TO IN-SITU CONCRETE</u>					
<u>Cutting mortices; making good</u>					
In existing concrete					
g	for holding down bolts to new columns; grouting around bolts with non-shrink grout	nr	24		
In new concrete					
h	for holding down bolts to new columns; grouting around bolts with non-shrink grout	nr	52		
To Collection				£	
YMCA Merthyr Tydfil		5E/26			

Item

COLLECTION

SECTION NO. 5 - SECTION E

£ p

Page	5E/1
"	5E/2
"	5E/3
"	5E/4
"	5E/5
"	5E/6
"	5E/7
"	5E/8

E: IN-SITU CONCRETE/LARGE PRECAST
CONCRETE

Carried to Summary of Section No. 5

£

Item

SECTION NO. 5 - SECTION F

£ p

F: MASONRY

GENERALLY

Inspections

- a allow Hydroc to inspect all padstones prior to steel being placed or other works on them (see Hydroc Additional tender information)

F10 BRICK/BLOCK WALLING as hydroc specification section F10

Concrete blockwork; dense; compressive strength 10N/mm2; in mortar designation ii or iii

Walls

- b 215 thick blockwork; to new lift shaft area; above dpc level; fair face one side
- c 215 thick blockwork; to new lift shaft; above dpc level; fair face one side

Concrete blockwork; dense; compressive strength 7N/mm2; in mortar designation ii or iii

Walls

- d 215 thick blockwork; to new lift shaft; above dpc level; fair face one side
- e 100 thick blockwork; to central wall between corridor and rear section to first floor

F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/BLOCK WALLING

Damp proof courses; pitch polymer type; as specification F30.330 and 370

Horizontal

- f not exceeding 225 wide

Item

m²

8

m²

18

m²

58

m²

46

m²

2

To Collection

£

Item	SECTION NO. 5 - SECTION F		£ p	
<u>F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/BLOCK WALLING (cont'd)</u>				
<u>Stainless steel cramps</u>				
Cramps between existing walls and new steel columns				
a	tying existing wall to new hollow steel columns with cramps at 225 vertical centres; as Hydroc drawing 1104	m	11	
Ancon stainless steel wall starters				
b	for fixing new 215 blockwork walls to existing brick walls	m	58	
c	for fixing new 100 blockwork walls to existing brick walls	m	7	
Cutting out existing walls for ends of steelwork; making good around new work				
d	for ends of 254 x 146 x 31 beam	nr	1	
e	for ends of 305 x 165 x 40 beam	nr	2	
<u>F31 PRECAST CONCRETE SILLS/LINTELS/COPINGS/FEATURES</u>				
<u>Precast concrete as specification F30.735</u>				
Padstones to third floor; as Hydroc drawing 1006				
f	450 x 100 x 215 high; fixing to existing wall with 2nr 30 x 50 x 1200 girth galvanised steel straps, bends - 1; fixing to existing masonry wall 4 times	nr	12	
g	Extra; cutting out existing masonry wall for new padstones and ends of steel; making good around	nr	12	
To Collection			£	
YMCA Merthyr Tydfil		5F/29		

Item

COLLECTION

£ p

Page 5F/1

" 5F/2

F: MASONRY

Carried to Summary of Section No. 5

£

Item		SECTION NO. 5 - SECTION G		
	<u>G: STRUCTURAL/CARCASSING METAL/TIMBER</u> a Note: Contractor to finalise design, detailing and production information, including providing a 3D model of steelwork and Hydroc are to be given opportunity to review this prior to ordering steelwork (see Additional tender information) b Hydroc are to be given opportunity to review the final selection of paint systems for steelwork (see Additional tender information) <u>Inspections</u> c allow for Hydroc to inspect structural steel frame on completion, before any other works proceed (see Hydroc Additional tender information) <u>G10 STRUCTURAL STEEL FRAMING as Hydroc specification section G10</u> <u>Structural fabricated steelwork; bolted fabrication; as specification G10; all necessary fixing plates, angles etc between members; include for erection on site; connection and fixing details Contractor Designed</u> Beams to ground floor as Hydroc drawing 1001 d 254 x 146 x 31 x 1050 long over existing opening e 305 x 165 x 40 x 2700 long over existing opening; fixing one end of beam to face of existing wall as Hydroc drawing 1301 detail 01 Columns to new internal entrance doors to ground floor; as Hydroc drawing 1001 f 100 x 100 x 10 SHS columns x 4700 long; complete with base plates; 6nr			£ p
	YMCA Merthyr Tydfil	5G/31		

Item				SECTION NO. 5 - SECTION G £ p
	<u>G10 STRUCTURAL STEEL FRAMING as Hydroc specification section G10 (cont'd)</u> <u>Structural fabricated steelwork; bolted fabrication; as specification G10; all necessary fixing plates, angles etc between members; include for erection on site; connection and fixing details Contractor Designed (cont'd)</u> Columns to existing front walls to ground floor; as Hydroc drawing 2300			
a	180 x 180 x 16 SHS columns x 4500 long; complete with head and base plates; 8nr	Item		
b	Extra; 50 x 50 x 6 RSA welded to new columns hit and miss at 500 centres and Holobolted to existing columns	Item		
c	Extra; suspending new columns from existing beams, temporarily, with clamps until base is firm	Item		
	Beams to existing front wall; ground floor; as Hydroc drawing 2300			
d	pair 305 x 165 x 40 x 10300 long beams with continuous 270 x 15 top plate welded on; 2nr	Item		
e	Extra; cutting out existing beams and temporary supports as required	Item		
	Columns between upper ground floor foundation and underside of first floor bay, as Hydroc drawing 1002 and 1003			
f	219.1 x 16 CHS x approximately 6350 long	Item		
g	Extra; base plates	Item		
h	Extra; top plate and fixing to existing steel beam	Item		
j	Extra; thermal breaks to steel as Hydroc drawing 1310	Item		
		To Collection	£	
	YMCA Merthyr Tydfil	5G/32		

Item		SECTION NO. 5 - SECTION G			£ p
	<u>G10 STRUCTURAL STEEL FRAMING as Hydroc specification section G10 (cont'd)</u> <u>Structural fabricated steelwork; bolted fabrication; as specification G10; all necessary fixing plates, angles etc between members; include for erection on site; connection and fixing details Contractor Designed (cont'd)</u> Columns between upper ground floor foundation and underside of first floor bay, as Hydroc drawing 1002 and 1003 (cont'd)				
a	pair raking columns, each 219.1 x 16 x approximately 5200 long	Item			
b	Extra; base plates	Item			
c	Extra; top plates and fixing to existing steel beam	Item			
d	Extra; thermal breaks to steel as Hydroc drawing 1310	Item			
e	Beams to underside of mezzanine floor infill to new tea room 2nr 100 x 100 x 8 RSA's; fixing to existing and new masonry with M12 resin anchors at maximum 450 centres; as Hydroc drawing 1003	Item			
f	Steel framework to new opening in rear wall, mezzanine level to roof level allow for complete steel frame as Hydroc drawing 1315, including fixings to existing structure	Item			
g	Extra; infilling void between beams and existing wall with expanding insulation foam	Item			
h	Extra; cutting holes through upper floors for steelwork and making good around; 4nr	Item			
j	Beams to underside of new first floor infill to new tea room 2nr 100 x 100 x 8 RSA's; fixing to existing and new masonry with M12 resin anchors at maximum 450 centres; as Hydroc drawing 1004	Item To Collection		£	
YMCA Merthyr Tydfil		5G/33			

Item	SECTION NO. 5 - SECTION G			
	G10 STRUCTURAL STEEL FRAMING as Hydroc specification section G10 (cont'd)			£ p
	<u>Structural fabricated steelwork; bolted fabrication; as specification G10; all necessary fixing plates, angles etc between members; include for erection on site; connection and fixing details Contractor Designed (cont'd)</u>			
	Columns to rebuilt bays to first floor			
a	allow for Ancon 150 x 70 x 4 x 3500 high windposts to each pier; 8nr; as Hydroc drawing 1004; fixing posts with resin anchors as drawing 1300 detail 5	Item		
b	Extra; base plates to wind posts and resin anchor bolts to existing concrete, as Hydroc drawing 1300	Item		
c	Extra; top plates to wind posts and fixing to underside of soffit of new concrete slab over with resin anchors, as Hydroc drawing 1300	Item		
d	Extra; wall ties to all 4 sides of posts, at 275 centres; fixed to windposts and built into rebuilt brickwork	Item		
	Beams to underside of first floor across central opening to rear part of building from corridor; as Hydroc drawing 1004			
e	457 x 152 x 74 beams x 6580 long; 2nr	Item		
f	Extra; removing top and bottom beam flanges and providing 10 thick stiffener plates as Hydroc drawing 1305	Item		
g	Extra; cutting out for and building into existing masonry, each end; providing and inserting 600 x 355 x 600 high padstones; fixing beam to padstones with 3nr M16 resin fixed bolts; making good; as Hydroc drawing 1305	Item		
h	Extra; cutting out for and providing and inserting 6nr stainless steel bars, top and bottom through existing masonry and through new padstones	Item		
	To Collection		£	
YMCA Merthyr Tydfil	5G/34			

Item		SECTION NO. 5 - SECTION G		
	<u>G10 STRUCTURAL STEEL FRAMING as Hydroc specification section G10 (cont'd)</u> <u>Structural fabricated steelwork; bolted fabrication; as specification G10; all necessary fixing plates, angles etc between members; include for erection on site; connection and fixing details Contractor Designed (cont'd)</u> Beams to first floor wall between corridor and rear section; as Hydroc drawing 1004 a pair 203 x 133 x 25 x 3750 long beams with continuous welded 400 x 10 thick plate over; 2nr b Extra; cutting out for and building into existing masonry, each end; making good Strengthening to existing beams, as Hydroc drawings 1004 and 1300 c 2nr 300 x 90 x 41 PFC's bolted through existing beams with M16 bolts at 300 centres and welded with 6mm fillet weld top and bottom; 8300 long; 2nr Beams to second floor across corridor d 203 x 203 x 46 UC's lintels across corridor; as Hydroc drawing 1005; 2nr e Extra; building ends into existing masonry; 4nr; making good Beams to underside of second floor across central opening to rear part of building from corridor; as Hydroc drawing 1005 f 457 x 152 x 74 beams x 6581 long; 2nr g Extra; removing top and bottom beam flanges and providing 10 thick stiffener plates as Hydroc drawing 1305 h Extra; cutting out for and building into existing masonry, each end; providing and inserting 600 x 355 x 600 high padstones; fixing beam to padstones with 3nr M16 resin fixed bolts; making good; as Hydroc drawing 1305	Item Item Item Item Item Item Item Item Item To Collection	£ £	p
YMCA Merthyr Tydfil	5G/35			

Item		SECTION NO. 5 - SECTION G			£	p
<u>G10 STRUCTURAL STEEL FRAMING as Hydroc specification section G10 (cont'd)</u> <u>Structural fabricated steelwork; bolted fabrication; as specification G10; all necessary fixing plates, angles etc between members; include for erection on site; connection and fixing details Contractor Designed (cont'd)</u> Beams to underside of second floor across central opening to rear part of building from corridor; as Hydroc drawing 1005 (cont'd)						
a	Extra; cutting out for and providing and inserting 6nr stainless steel bars, top and bottom through existing masonry and through new padstones	Item				
	Beams to second floor wall between corridor and rear section; as Hydroc drawing 1005					
b	pair 203 x 133 x 25 x 3750 long beams with continuous welded 400 x 10 thick plate over; 2nr	Item				
c	Extra; cutting out for and building into existing masonry, each end; making good	Item				
	Beams to underside of second floor infill to new tea room					
d	2nr 100 x 100 x 8 RSA's; fixing to existing and new masonry with M12 resin anchors at maximum 450 centres; as Hydroc drawing 1005	Item				
	Columns to rebuilt walls to second floor					
e	allow for Ancon 150 x 70 x 4 x 1600 high windposts to each pier; 4nr; as Hydroc drawing 1005; fixing with resin anchors as drawing 1300 detail 5	Item				
f	Extra; base plates to wind posts and fixing to existing masonry	Item				
g	Extra; top plates to wind posts and fixing to underside of existing rebuilt masonry	Item				
h	Extra; wall ties to all 4 sides of posts, at 275 centres; fixed to windposts and built into rebuilt brickwork	Item				
YMCA Merthyr Tydfil		To Collection			£	
5G/36						

Item	SECTION NO. 5 - SECTION G		£ p
G10 STRUCTURAL STEEL FRAMING as Hydroc specification section G10 (cont'd)			
<u>Structural fabricated steelwork; bolted fabrication; as specification G10; all necessary fixing plates, angles etc between members; include for erection on site; connection and fixing details Contractor Designed (cont'd)</u>			
Windposts to second floor as Hydroc drawings 1005 and 1300			
a 70 x 70 x 6 x 2600 high windposts; 6nr	Item		
b Extra; base plates and fixing to existing concrete slabs with resin anchors	Item		
c Extra; head fixings and fixing to underside of existing concrete structure with resin anchors	Item		
d 230 x 90 x 32 x 2600 high PFC windposts; 6nr; fixing to masonry with resin anchors	Item		
e Extra; base plates and fixing to existing concrete slabs with resin anchors	Item		
f Extra; head fixings and fixing to underside of existing concrete structure with resin anchors	Item		
g Extra; filling to channel with brickwork tied to existing masonry walls	Item		
Strengthening existing beams, as Hydroc drawing 1005			
h 2nr 300 x 90 x 41 PFC's bolted to existing steel beam with M16 bolts at 300 centres and 6mm fillet weld top and bottom; 7200 long; 4nr	Item		
Beams to underside of second floor; to rear section of building			
j 203 x 203 x 60 beams, as Hydroc drawing 1005; 6nr	Item		
k Extra; end plates and connections to new steel columns; 12nr	Item		
To Collection		£	
YMCA Merthyr Tydfil	5G/37		

Item		SECTION NO. 5 - SECTION G		
	<u>G10 STRUCTURAL STEEL FRAMING as Hydroc specification section G10 (cont'd)</u> <u>Structural fabricated steelwork; bolted fabrication; as specification G10; all necessary fixing plates, angles etc between members; include for erection on site; connection and fixing details Contractor Designed (cont'd)</u> Beams to underside of second floor; to rear section of building (cont'd) a 203 x 133 x 25 x 2100 beams; 2nr b Extra; end plates and connections to new steel columns; 4nr c 203 x 133 x 25 x 2300 beams; 2nr d Extra; end plates and connections to new steel columns; 4nr e 203 x 133 x 25 x 3300 long beam; 1nr f Extra; end connections to other beams; 2nr g 203 x 203 x 46 x 2700 long; 2nr h Extra; end plates and connections to new steel columns; 4nr Columns to second floor, third floor and lower roof level; to rear section of building j 4nr 152 x 152 x 30 UC's x 6100 high; as Hydroc drawings 1005, 1006 and 1007 k Extra; base plates and fixing by bolting to existing concrete floor l Extra; top plates and bolting to steel beams			£ p
		To Collection	£	
	YMCA Merthyr Tydfil	5G/38		

Item		SECTION NO. 5 - SECTION G	£ p
	<u>G10 STRUCTURAL STEEL FRAMING as Hydroc specification section G10 (cont'd)</u>		
	<u>Structural fabricated steelwork; bolted fabrication; as specification G10; all necessary fixing plates, angles etc between members; include for erection on site; connection and fixing details Contractor Designed (cont'd)</u>		
	Columns to second floor, third floor and lower roof level; to rear section of building (cont'd)		
a	203 x 203 x 60 stub columns, as Hydroc drawings 1005 and 1103; 4nr	Item	
b	Extra; base plates and fixing by bolting to existing steel beams below floor as drawing 1300 detail 2	Item	
c	Extra; top plates and bolting to steel beams	Item	
d	Extra; cutting holes in existing concrete floor and making good around with suitable concrete repair mortar	Item	
	Steel frame to third floor level		
e	allow for all steelwork to third floor level; as Hydroc drawing 1006	Item	
f	allow for base plates, top plates and fixings for columns and all connection plates etc between beams and between beams and columns	Item	
g	allow for fixing steel to existing masonry with Hilti resin anchor bolts at maximum 300 centres, where shown	Item	
	Steel frame to lower level roof		
h	allow for all steelwork to lower roof level; as Hydroc drawing 1007	Item	
j	Allow for base plates, top plates and fixings for columns and all connection plates etc between beams and between beams and columns	Item	
k	allow for fixing steel to existing masonry with Hilti resin anchor bolts at maximum 300 centres, where shown	Item	
	YMCA Merthyr Tydfil	To Collection	£
	5G/39		

		SECTION NO. 5 - SECTION G		
Item				£ p
	<u>G10 STRUCTURAL STEEL FRAMING as Hydroc specification section G10 (cont'd)</u>			
	<u>Structural fabricated steelwork; bolted fabrication; as specification G10; all necessary fixing plates, angles etc between members; include for erection on site; connection and fixing details Contractor Designed (cont'd)</u>			
	Steel frame to upper level roof			
a	allow for all steelwork to upper level roof; as Hydroc drawing 6994/108	Item		
b	Allow for base plates, top plates and fixings for columns and all connection plates etc between beams and between beams and columns	Item		
	<u>Surface preparation and priming; as specification G10.535 and 638A</u>			
	Steelwork			
c	to 2nr beams over existing openings as Hydroc drawing 1001	Item		
d	to 6nr columns and plates etc to internal entrance as Hydroc drawing 1001	Item		
e	to 2nr sets beams and plates to existing front wall as Hydroc drawing 2300	Item		
f	to 2nr 100 x 100 x 8 RSA's to support new mezzanine floor infill to new tea room, as Hydroc drawing 1003	Item		
g	to complete steel frame as Hydroc drawing 1315	Item		
h	to 2nr 100 x 100 x 8 RSA's to support new first floor infill to new tea room, as Hydroc drawing 1004	Item		
j	to 8nr columns and plates to rebuilt bays on first floor; as Hydroc drawing 1004	Item		
k	to 2nr beams to underside of first floor across opening between corridor and rear part of building; as Hydroc drawing 1004	Item		
		To Collection	£	
	YMCA Merthyr Tydfil	5G/40		

Item		SECTION NO. 5 - SECTION G			£ p
	G10 STRUCTURAL STEEL FRAMING (Cont'd)				
	<u>Surface preparation and priming; as specification G10.535 and 638A (cont'd)</u>				
	Steelwork (Cont'd)				
a	to 2nr pairs beams and plates to first floor between corridor and rear section as Hydroc drawing 1004	Item			
b	to 2nr pairs of strengthening beams to existing beams as Hydroc drawings 1004 and 1300	Item			
c	to 2nr beams across second floor corridor as lintels; as hydroc drawing 1005	Item			
d	to 2nr beams to underside second floor across central opening from corridor to rear section; as Hydroc drawing 1005	Item			
e	to 2nr pairs beams and plates to second floor between corridor and rear section; as Hydroc drawing 1005	Item			
f	to 2nr 100 x 100 x 8 RSA's to support new second floor infill to new tea room, as Hydroc drawing 1005	Item			
g	to 4nr columns and plates to rebuilt walls to second floor; as hydroc drawing 1300	Item			
h	to 6nr small windposts and plates to second floor as Hydroc drawing 1005 and 1300	Item			
j	to 6nr large windposts and plates to second floor as Hydroc drawing 1005 and 1300	Item			
k	to 4nr pairs of strengthening beams; as Hydroc drawing 1005	Item			
l	to 13nr beams and plates to underside of second floor rear section; as Hydroc drawing 1005	Item			
m	to 4nr columns and plates to second floor; as hydroc drawings 1005, 1006 and 1007	Item			
n	to 4nr stub columns and plates to second floor; as hydroc drawings 1005, 1006 and 1007	Item			
	To Collection		£		
YMCA Merthyr Tydfil		5G/41			

Item		SECTION NO. 5 - SECTION G		£	p
<u>G10 STRUCTURAL STEEL FRAMING (Cont'd)</u>					
<u>Surface preparation and priming; as specification G10.535 and 638A (cont'd)</u>					
Steelwork (Cont'd)					
a	to all steelwork to third floor level; as Hydroc drawing 1006	Item			
b	to all steelwork to lower roof level; as Hydroc drawing 1007	Item			
c	to all steelwork to upper level roof; as Hydroc drawing 1008	Item			
<u>Surface preparation and galvanising steelwork and priming</u>					
Steelwork					
d	to new 180 x 180 columns, and base plates etc, and attached angles, to ground floor front walls; 8nr; as Hydroc drawing 2300	Item			
e	to new 219.1 CHS columns and fixing plates etc between foundation and first floor bay as Hydroc drawing 1002 and 1003	Item			
f	to pair 219.1 CHS raking columns and fixing plates etc. between foundation and first floor bay as Hydroc drawing 1002 and 1003	Item			
<u>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING as Hydroc specification section G20</u>					
<u>Sawn softwood; preservative treated; grade C24; as specification G20.210</u>					
Floor members to rear section of second floor, as Hydroc drawing 1005					
g	225 x 75 joists at 300 centres (measured overall)	m2	97		
h	Extra; all necessary double joists	Item			
j	Extra; all necessary joist hangers	Item			
k	Extra; all necessary plates fixed to webs of steel beams	Item			
YMCA Merthyr Tydfil		5G/42		£	
		To Collection			

		SECTION NO. 5 - SECTION G		
<u>Item</u>				£ p
<u>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING as Hydroc specification section G20 (cont'd)</u>				
<u>Sawn softwood; preservative treated; grade C24; as specification G20.210 (cont'd)</u>				
Floor members to rear section of second floor, as Hydroc drawing 1005 (cont'd)				
225 x 75 joists at 300 centres (cont'd)				
a	Extra; 225 x 75 solid strutting between joists	m	29	
b	Extra; forming steps in floor as shown on drawing	m	17	
Partition members				
c	140 x 50 timber studwork (or metal studwork) partitions	m	173	
d	140 x 50 timber studwork (or metal studwork) partitions; fixing to existing concrete	m	33	
e	140 x 50 timber studwork (or metal studwork) partitions; fixing to new steel windposts	m	16	
Flat roof members, at second floor level; as Hydroc drawing 1005				
f	200 x 50	m	30	
g	200 x 50 solid strutting between joists	m	12	
h	200 x 50 solid strutting between joists; to curve	m	13	
j	plates to 300 x 90 PFC channels	m	13	
Floor members to third floor level				
k	200 x 50	m	735	
l	200 x 50 solid strutting between joists	m	303	
		To Collection		£

Item		SECTION NO. 5 - SECTION G		£	p
<u>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING as Hydroc specification section G20 (cont'd)</u>					
<u>Sawn softwood; preservative treated; grade C24; as specification G20.210 (cont'd)</u>					
Plates; to floors; third floor level					
a	to web of 254 x 146 x 31 UB	m	38		
b	to web of 254 x 146 x 37 UB	m	14		
c	to web of 203 x 133 x 25 UB	m	50		
d	to web of 203 x 133 x 30 UB	m	35		
e	to web of 203 x 203 x 60 UC	m	10		
f	to web of 178 x 102 x 19 UB	m	114		
Flat roof members					
g	150 x 50 at 400 centres (measured overall)	m2	59		
h	Extra; allow for all plates to steelwork, joist hangers, fixings etc and for all bracing	Item			
Pitched roof members					
j	150 x 50 at 400 centres (measured overall)	m2	337		
k	Extra; allow for all plates to steelwork, joist hangers, fixings etc and for all bracing	Item			
<u>Sawn softwood; preservative treated; as specification G20.210 but grade C16</u>					
Floor members					
l	50 x 50 battens at 400 centres fixed to existing steel floor filler joists with TEK screws; 100 x 50 joists, at 400 centres laid at 90 degrees to battens and fixed to them; to mezzanine floor	m²	171		
m	50 x 50 battens at 400 centres fixed to existing steel floor filler joists with TEK screws; 100 x 50 joists, at 400 centres laid at 90 degrees to battens and fixed to them; to second floor	m²	125		
		To Collection		£	
YMCA Merthyr Tydfil		5G/44			

Item	SECTION NO. 5 - SECTION G			
<u>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING as Hydroc specification section G20 (cont'd)</u>				
<u>Sawn softwood; preservative treated; as specification G20.210 but grade C16 (cont'd)</u>				
Ceiling members				
a	50 x 50 battens at 600 centres laid at 90 degrees to and fixed to existing steel floor filler joists with TEK screws, at 400 spacing; to ground floor	m ²	166	
b	50 x 50 battens at 600 centres laid at 90 degrees to and fixed to existing steel floor filler joists with TEK screws, at 400 spacing; to mezzanine floor	m ²	256	
c	50 x 50 battens at 600 centres laid at 90 degrees to and fixed to existing steel floor filler joists with TEK screws, at 400 spacing; to first floor	m ²	125	
d	50 x 50 battens at 600 centres laid at 90 degrees to and fixed to new timber floor joists, at 400 spacing; to first floor; <u>approximate</u>	m ²	97	
<u>Galvanised mild steel</u>				
Joist hangers, as Architects specification G20.786 and 791; to new roof to bay windows				
e	for 200 x 50 joists; building into existing masonry	nr	48	
Joist hangers, as Architects specification G20.786 and 791; to third floor				
f	for 200 x 50 joists; fixing to timber	nr	644	
g	for 200 x 50 joists; building into new/existing masonry	nr	171	
To Collection			£	
YMCA Merthyr Tydfil		5G/45		

Item

COLLECTION

SECTION NO. 5 - SECTION G

£ p

Page	5G/1
"	5G/2
"	5G/3
"	5G/4
"	5G/5
"	5G/6
"	5G/7
"	5G/8
"	5G/9
"	5G/10
"	5G/11
"	5G/12
"	5G/13
"	5G/14
"	5G/15

G: STRUCTURAL/CARCASSING METAL/TIMBER

Carried to Summary of Section No. 5

£

Item

SECTION NO. 5 - SECTION H

£ p

H: CLADDING/COVERING

H20 RIGID SHEET CLADDING; EXTERNALLY

External grade conifer plywood, 18 thick; as
specification K11.515A

Roofs

- a over 300 wide; to timber base; fixing with 5mm
diameter wood screws at 150 centres to sheet
perimeters and at 300 centres over roof joists at 450
spacing; to first floor roofs over bay windows

m²

10

To Collection

£

Item

COLLECTION

H: CLADDING/COVERING

Carreid to Summary of Section No. 5

SECTION NO. 5 - SECTION H

Page 5H/1

£ p

£

Item		SECTION NO. 5 - SECTION J		
				£ p
	<u>J: WATERPROOFING</u>			
	<u>J40 FEXIBLE SHEET TANKING/DAMP PROOFING</u>			
a	Note: Hydroc are to be given opportunity to review final waterproffing systems prior to ordering (see Additional tender information)	Item		
	<u>Radon resistant damp-proof membrane; weltd and sealed laps; as specification J40.120A</u>			
	Tanking and damp proofing			
b	horizontal; to insulation base; to floor of new extension in sunken courtyard	m ²	8	
c	horizontal; to insulation base; to new floor to tea room and adjacent area to south west end of building	m ²	9	
d	horizontal; to insulation base; to new floor to tea room to north east end of building	m ²	3	
	Abutments			
e	turning up at edges and sealing to damp proof course; to floor of new extension to sunken courtyard	m	8	
f	turning up at edges and sealing to existing walls; to floor of new extension to sunken courtyard	m	8	
g	turning up at edges and sealing to existing walls/floor; to new floor area to tea room and adjacent area to south west end of building	m	15	
h	turning up at edges and sealing to existing walls/floor; to new floor area to tea room to north east end of building	m	5	
		To Collection	£	

Item

COLLECTION

J: WATERPROOFING

Carreid to Summary of Section No. 5

SECTION NO. 5 - SECTION J

£ p

Page 5J/1

£

Item

SECTION NO. 5 - SECTION K

£ p

K: LININGS/SHEATHING/DRY PARTITIONING

K11 RIGID SHEET

FLOORING/SHEATHING/LININGS/CASINGS

Conifer plywood, 18 thick; WBP bonded; as
specification K11.115A

Floors

- a over 300 wide; to timber base; fixing with 5mm
diameter wood screws at 150 centres to sheet
perimeters and at 300 centres over floor joists at 600
spacing; to second floor level
- b over 300 wide; to timber base; fixing with 5mm
diameter wood screws at 150 centres to sheet
perimeters and at 300 centres over floor joists at 600
spacing; to third floor level (floors and roofs)

m2

97

m²

286

To Collection

£

Item

COLLECTION

K: LININGS/SHEATHING/DRY PARTITIONING

Carried to Summary of Section No. 5

SECTION NO. 5 - SECTION K

£ p

Page 5K/1

£

Item				SECTION NO. 5 - SECTION M £ p
	<u>M: SURFACE FINISHES</u>			
	<u>M10 CEMENT:SAND/CONCRETE</u>			
	<u>SCREEDS/TOPPING</u>			
	<u>Cement and sand screed, 50 thick; as specification M10.115</u>			
	Floors			
a	over 300 wide; level and to falls only not exceeding 15 degrees from horizontal; to insulation base; to mezzanine floor	m ²	84	
	<u>M60 PAINTING/CLEAR FINISHING</u>			
	<u>Repainting existing steelwork; wire brushing to remove all loose rust and scale; cleaning down; painting with epoxy zinc phosphate primer; as Hydroc specification G10.535 and 638A</u>			
	Structural steel surfaces			
b	not exceeding 300 girth; columns to ground floor entrances	m	9	
c	over 300 girth; columns to first floor	m ²	7	
d	not exceeding 300 girth; ground floor beams to underside of mezzanine floor	m	21	
e	not exceeding 300 girth; mezzanine floor beams to underside of first floor	m	62	
f	over 300 girth; mezzanine floor beams to underside of first floor; to curved bays	m ²	12	
g	over 300 girth; mezzanine floor beams to underside of first floor; to areas where floors broken out	m ²	24	
h	not exceeding 300 girth; first floor beams to underside of second floor	m	24	
j	over 300 girth; first floor beams to underside of second floor; to areas where floors broken out	m ²	18	
k	not exceeding 300 girth; exposed surfaces of floor filler joists; ground floor soffit level	m	333	
		To Collection		£
	YMCA Merthyr Tydfil	5M/53		

Item		SECTION NO. 5 - SECTION M	£ p
M60 PAINTING/CLEAR FINISHING (Cont'd)			
Repainting existing steelwork; wire brushing to remove all loose rust and scale; cleaning down; painting with epoxy zinc phosphate primer; as Hydroc specification G10.535 and 638A (cont'd)			
Structural steel surfaces (Cont'd)			
a not exceeding 300 girth; exposed surfaces of floor filler joists; upper ground floor soffit level	m 43		
b not exceeding 300 girth, exposed surfaces of floor filler joists; mezzanine floor soffit level	m 469		
c over 300 girth, exposed surfaces of floor filler joists; mezzanine floor soffit level	m ² 124		
d not exceeding 300 girth, exposed surfaces of floor filler joists; first floor soffit level	m 309		
e over 300 girth, exposed surfaces of floor filler joists; first floor soffit level	m ² 186		
f to small areas of beams where concrete casings damaged; ground floor; <u>approximate</u>	nr 12		
g to small areas of beams where concrete casings damaged; mezzanine floor; <u>approximate</u>	nr 12		
h to small areas of beams where concrete casings damaged; first floor; <u>approximate</u>	nr 10		
Balustrades to main staircase			
j complete existing balustrade between ground floor and second floor	Item		
To Collection		£	
YMCA Merthyr Tydfil		5M/54	

Item				SECTION NO. 5 - SECTION M £ p
	<u>M61 INTUMESCENT PAINT</u>			
	<u>Intumescent paint to provide 60 minute fire resistance as Hydroc specification section M61</u>			
	Structural steelwork			
a	to 2nr beams over existing openings as Hydroc drawing 1001	Item		
b	to 6nr columns and plates etc to internal entrance as Hydroc drawing 1001	Item		
c	to 2nr sets beams and plates to existing front wall as Hydroc drawing 2300	Item		
d	to 2nr 100 x 100 x 8 RSA's to support new mezzanine floor infill to new tea room, as Hydroc drawing 1003	Item		
e	to complete steel frame as Hydroc drawing 1315	Item		
f	to 2nr 100 x 100 x 8 RSA's to support new first floor infill to new tea room, as Hydroc drawing 1004	Item		
g	to 8nr columns and plates to rebuilt bays on first floor; as Hydroc drawing 1004	Item		
h	to 2nr beams to underside of first floor across opening between corridor and rear part of building; as Hydroc drawing 1004	Item		
j	to 2nr pairs beams and plates to first floor between corridor and rear section as Hydroc drawing 1004	Item		
k	to 2nr pairs of strengthening beams to existing beams as Hydroc drawings 1004 and 1300	Item		
l	to 2nr beams across second floor corridor as lintels; as hydroc drawing 1005	Item		
m	to 2nr beams to underside second floor across central opening from corridor to rear section; as Hydroc drawing 1005	Item		
n	to 2nr pairs beams and plates to second floor between corridor and rear section; as Hydroc drawing 1005	Item		
		To Collection	£	
	YMCA Merthyr Tydfil	5M/55		

Item		SECTION NO. 5 - SECTION M			£	p
M61 INTUMESCENT PAINT (cont'd)						
<u>Intumescent paint to provide 60 minute fire resistance as Hydroc specification section M61 (cont'd)</u>						
Structural steelwork (cont'd)						
a	to 2nr 100 x 100 x 8 RSA's to support new second floor infill to new tea room, as Hydroc drawing 1005	Item				
b	to 4nr columns and plates to rebuilt walls to second floor; as Hydroc drawing 1300	Item				
c	to 6nr small windposts and plates to second floor as Hydroc drawing 1005 and 1300	Item				
d	to 6nr large windposts and plates to second floor as Hydroc drawing 1005 and 1300	Item				
e	to 4nr pairs of strengthening beams; as Hydroc drawing 1005	Item				
f	to 13nr beams and plates to underside of second floor rear section; as Hydroc drawing 1005	Item				
g	to 4nr columns and plates to second floor; as Hydroc drawings 1005, 1006 and 1007	Item				
h	to 4nr stub columns and plates to second floor; as Hydroc drawings 1005, 1006 and 1007	Item				
j	to all steelwork to third floor level; as Hydroc drawing 1006	Item				
k	to all steelwork to lower roof level; as Hydroc drawing 1007	Item				
l	to all steelwork to upper level roof; as Hydroc drawing 1008	Item				

Item		SECTION NO. 5 - SECTION M		£	p
<u>M61 INTUMESCENT PAINT (cont'd)</u>					
<u>Intumescent paint to provide 60 minute fire resistance to galvanised steel; as Hydroc specification section M61</u>					
Steelwork					
a	to new 180 x 180 columns, and base plates etc, and attached angles, to ground floor front walls; 8nr; as Hydroc drawing 2300	Item			
b	to new 219.1 CHS columns and fixing plates etc between foundation and first floor bay as Hydroc drawing 1002 and 1003	Item			
c	to pair 219.1 CHS raking columns and fixing plates etc. between foundation and first floor bay as Hydroc drawing 1002 and 1003	Item			
<u>Intumescent paint to provide 60 minute fire resistance to existing steel; as Hydroc specification section M61</u>					
To existing structural steelwork					
d	over 300 girth; columns to first floor	m ²	7		
e	not exceeding 300 girth; mezzanine floor beams to underside of first floor	m	62		
f	over 300 girth; mezzanine floor beams to underside of first floor; to curved bays	m ²	12		
g	over 300 girth; mezzanine floor beams to underside of first floor; to areas where floors broken out	m ²	24		
h	not exceeding 300 girth; first floor beams to underside of second floor	m	24		
j	over 300 girth; first floor beams to underside of second floor; to areas where floors broken out	m ²	18		
k	not exceeding 300 girth; exposed surfaces of floor filler joists; ground floor soffit level	m	333		
l	not exceeding 300 girth; exposed surfaces of floor filler joists; upper ground floor soffit level	m	43		
		To Collection		£	
YMCA Merthyr Tydfil		5M/57			

Item		SECTION NO. 5 - SECTION M		£	p
M61 INTUMESCENT PAINT (cont'd)					
Intumescent paint to provide 60 minute fire resistance to existing steel; as Hydroc specification section M61 (cont'd)					
To existing structural steelwork (cont'd)					
a	not exceeding 300 girth, exposed surfaces of floor filler joists; mezzanine floor soffit level	m	469		
b	over 300 girth, exposed surfaces of floor filler joists; mezzanine floor soffit level	m²	124		
c	not exceeding 300 girth, exposed surfaces of floor filler joists; first floor soffit level	m	309		
d	over 300 girth, exposed surfaces of floor filler joists; first floor soffit level	m²	186		
e	to small areas of beams where concrete casings damaged; ground floor; <u>approximate</u>	nr	12		
f	to small areas of beams where concrete casings damaged; mezzanine floor; <u>approximate</u>	nr	12		
g	to small areas of beams where concrete casings damaged; first floor; <u>approximate</u>	nr	10		

Item

COLLECTION

SECTION NO. 5 - SECTION M

£ p

Page	5M/1
"	5M/2
"	5M/3
"	5M/4
"	5M/5
"	5M/6

M: SURFACE FINISHES

Carried to Summary of Section No. 5

£

Item		SECTION NO. 5 - SECTION P			£	p
<u>P: BUILDING FABRIC SUNDRIES</u>						
<u>P10 SUNDRY INSULATION/PROOFING</u>						
<u>WORK/FIRE STOPS</u>						
<u>Rigid PIR insulation boards to below concrete ground floor slabs; 75 thick</u>						
Plain areas						
a	to floors; to blinded hardcore base; to new extension to sunken courtyard area	m²	8			
b	to floors; to blinded hardcore base; to new floor to tea room and adjacent area to south west end of building	m²	9			
c	to floors; to blinded hardcore base; to new floor to tea room to north east end of building	m²	3			
Extra over for						
d	35 thick x 150 high upstands to edges of floors; to new extension to sunken courtyard area	m	16			
e	35 thick x 150 high upstands to edges of floors; to new floor to tea room and staircase areas to south west end of building	m	15			
f	35 thick x 150 high upstands to edges of floors; to new floor to tea room to north east end of building	m	5			
<u>Rigid insulation boards, 150 thick</u>						
Plain areas						
g	to floors; to concrete base; to mezzanine floor	m²	84			
<u>Sound insulation; to new second floor partitions as Hydroc drawing 1005</u>						
Between members at 600 centres						
h	140 thick; vertical	m2	85			
		To Collection		£		
YMCA Merthyr Tydfil		5P/60				

Item

SECTION NO. 5 - SECTION P

£ p

P10 SUNDRY INSULATION/PROOFING
WORK/FIRE STOPS (cont'd)

Sound insulation to new second floor

Between members at 300 centres

a 225 thick m2 97

Sound insulation to new third floor

Between members at 450 centres

b 200 thick m2 286

500 gauge polythene separating layer/vapour
barrier; lapped and sealed joints

Plain areas

c to floors; to insulation base; to mezzanine floor m² 84

Across members

d to soffits of flat roofs; members at 400 centres m2 59

Insulation to roofs; Pavaflex

Between members

e to flat roofs; 200 thick m2 59

f to pitched roofs, 150 thick m2 289

To Collection

£

Item

COLLECTION

P: BUILDING FABRIC SUNDRIES

Carried to Summary of Section No. 5

SECTION NO. 5 - SECTION P

£ p

Page 5P/1

" 5P/2

£

**SECTION NO. 5 - STRUCTURAL
WORKS INCLUDING
FOUNDATIONS AND LIFT PIT**

SUMMARY

C: EXISTING SITE/BUILDINGS/SERVICES

D: GROUNDWORK

E: IN-SITU CONCRETE/LARGE PRECAST
CONCRETE

F: MASONRY

G: STRUCTURAL/CARCASSING METAL/TIMBER

H: CLADDING/COVERING

J: WATERPROOFING

K : LININGS/SHEATHING/DRY PARTITIONING

M: SURFACE FINISHES

P: BUILDING FABRIC SUNDRIES

Page 5C/13

" 5D/5

" 5E/9

" 5F/3

" 5G/16

" 5H/2

" 5J/2

" 5K/2

" 5M/7

" 5P/3

£ p

**SECTION NR 5 STRUCTURAL WORKS
INCLUDING FOUNDATIONS AND LIFT PIT**

Carried to General Summary

£

Item		SECTION NO. 6 - SECTION C	£ p
	<u>SECTION NO. 6</u>		
	<u>Generally</u>		
a	For description of materials and workmanship; method of measurement and what rates are to include, the Contractor is referred to the specifications, the descriptions and other information therein given being read in conjunction with and as supplementary to the descriptions given in this Section	Item	
b	The works have not been measured in accordance with SMM7/NRM, and omnibus descriptions have been included. The Contractor is to include in his prices for all works covered by these descriptions.	Item	
	<u>NEW EXTENSION</u>		
	<u>C: EXISTING SITE/BUILDINGS/SERVICES</u>		
	<u>C40 CLEANING MASONRY/CONCRETE</u>		
	<u>Grit blasting as specification C40.452A</u>		
	Existing brickwork		
c	generally	m ² 57	
	<u>C41 REPAIRING/RENOVATING/CONSERVING MASONRY</u>		
	<u>Repointing as specification C41.810 and 820</u>		
	Walls		
d	generally	m ² 57	
	<u>C: EXISTING SITE/BUILDINGS/SERVICES</u>		
	Carried to Summary of Section No. 6		£
YMCA Merthyr Tydfil	6C/1		

Item	SECTION NO. 6 - SECTION E			£	p
<u>E: IN-SITU CONCRETE/LARGE PRECAST CONCRETE</u>					
<u>E10 MIXING/CASTING/CURING IN-SITU CONCRETE as Hydroc specification sections E05 and E10</u>					
<u>Reinforced in-situ concrete mix C32/40</u>					
Suspended slabs					
a	not exceeding 150 thick; to new mezzanine area; as Hydroc drawing 1003	m3	1		
b	not exceeding 150 thick; to new first floor lobby and to landing at end of new bridge; as Hydroc drawing 1004	m³	2		
Infill to hollow masonry pier					
c	150 - 450 thick	m3	1		
<u>E20 FORMWORK FOR IN-SITU CONCRETE as Hydroc specification section E20</u>					
<u>Formwork generally</u>					
Edges of suspended slabs					
d	not exceeding 250 high; to new first floor lobby and landing to end of bridge	m	8		
<u>Formwork; TATA Comflor 51 profiled steel deck; as specification section G30</u>					
Soffits of slabs					
e	slabs not exceeding 200 thick; to new mezzanine floor; fixing to steel beams all edges with TEK screws at maximum 200 centres	m2	9		
f	slabs not exceeding 200 thick; to new first floor lobby and landing to end of bridge; fixing to steel beams all edges with TEK screws at maximum 200 centres	m²	15		
To Collection				£	
YMCA Merthyr Tydfil		6E/2			

Item		SECTION NO. 6 - SECTION E		£	p
<u>E30 REINFORCEMENT FOR IN-SITU CONCRETE</u> <u>as Hydroc specification section E30</u>					
<u>Reinforcement; strength grade B500B</u>					
Fabric					
a	reference A393; laps as specification E30.425; to new mezzanine floor	m2	18		
b	reference A252; laps as specification E30.425; to new first floor lobby and landing to end of bridge	m²	15		
Bars					
c	allow for reinforcement to concrete filled pier; <u>approximate</u>	T	0.1		
<u>E40 DESIGNED JOINTS IN IN-SITU CONCRETE</u>					
<u>Plain</u>					
Joints between new and existing concrete slabs					
d	depth not exceeding 150; to new mezzanine floor	m	2		
e	depth not exceeding 150; to new first floor lobby	m	1		

Item

COLLECTION

**E: IN-SITU CONCRETE/LARGE PRECAST
CONCRETE**

Carried to Summary of Section No. 6

SECTION NO. 6 - SECTION E

£ p

Page 6E/1

" 6E/2

£

Item	SECTION NO. 6 - SECTION F			£	p
<u>F: MASONRY</u>					
<u>F10 BRICK/BLOCK WALLING as Hydroc specification section F10</u>					
<u>Concrete blockwork; dense; compressive strength 7N/mm2 and facing brickwork, as Architects specification F10.230A, salvaged from demolitions; compressive strength 15N/m²; in mortar designation ii or iii; coloured mortar to match facing brickwork</u>					
Walls					
a	375 thick cavity walls comprising 100 thick blockwork inner skin, fair faced finish, 175 cavity with 125 thick cavity wall insulation, as specification F30.155 and 100 facing brick outer skin, using salvaged brickwork from demolitions; stainless steel wall ties 6/m², as specification F30.215 and 233; to new switch room	m²	24		
b	375 thick cavity walls comprising 100 thick blockwork inner skin, 175 cavity with 125 thick cavity wall insulation and 100 facing brick outer skin, using salvaged brickwork from demolitions; stainless steel wall ties 5/m²; to new mezzanine extension lobby	m²	24		
c	Extra; fair face blockwork inner skin	m²	10		
Projections					
d	100 walls to form 450 x 300 projecting pier 440 thick x 440 projection in salvaged facing brickwork	m	11		
Closing cavities					
e	175 wide cavity with salvaged facing brickwork; vertical; to door and window openings	m	13		
To Collection				£	
YMCA Merthyr Tydfil		6F/5			

Item	SECTION NO. 6 - SECTION F		£ p	
<u>F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/BLOCK/STONE WALLING</u>				
<u>Damp proof courses; pitch polymer type; as specification F30.330 and 370</u>				
Vertical				
a not exceeding 225 wide	m	13		
Horizontal				
b over 225; cavity trays	m2	4		
<u>Plastics weep vents, coloured to match brickwork</u>				
Proprietary weepvents				
c setting in brickwork joints	nr	9		
<u>Stainless steel ladder type bed joint reinforcement</u>				
Joint reinforcement at 225 vertical centres				
d to 100 thick brickwork	m2	39		
<u>Pointing in flashings</u>				
To existing brickwork				
e raking out joints and pointing in mortar	m	11		
<u>F31 PRECAST CONCRETE SILLS/LINTELS/COPINGS/FEATURES</u>				
<u>Precast concrete padstones, as specification F30.735</u>				
Padstones				
f 450 long x 100 wide x 215 high; fixing with 2nr galvanised mild steel 30 x 5 x 1200 girth straps; bends - 1; fixing to masonry 4 times	nr	1		
To Collection			£	
YMCA Merthyr Tydfil		6F/6		

Item

COLLECTION

F: MASONRY

Carried to Summary of Section No. 6

SECTION NO. 6 - SECTION F

£ p

Page 6F/1 |

" 6F/2 |

£ |

Item	SECTION NO. 6 - SECTION G		£ p
<u>G: STRUCTURAL/CARCASSING METAL/TIMBER</u>			
<u>G10 STRUCTURAL STEEL FRAMING as Hydroc specification section G10</u>			
<u>Structural fabricated steelwork; bolted fabrication; as specification G10; all necessary fixing plates, angles etc between members; include for erection on site; connection and fixing details Contractor Designed</u>			
Columns to upper ground floor			
a	3nr 100 x 100 x 10 SHS x 10650 high; to upper ground, mezzanine and first floors	Item	
b	Extra; base plates	Item	
c	Extra; top plates and bolting to new steel beam over	Item	
Columns to upper ground floor, mezzanine and first floor			
d	219.1 x 16 circular hollow section column; 7850 long, to new extension; as Hydroc drawing 61002, 1003 and 1004	Item	
e	Extra; base plate	Item	
f	Extra; head plate and fixing to steel beam over	Item	
Beams to external landing to end of bridge; underside of first floor			
g	1nr 203 x 203 x 52 and 2nr 203 x 203 x 86 beams; as Hydroc drawing 1004	Item	
h	Extra; end plates and fixings to circular hollow section column; 2nr	Item	
j	Extra; end plates and connections between beams; 1nr	Item	
k	Extra; end plates and fixings to new and existing masonry; 2nr	Item	
To Collection		£	
YMCA Merthyr Tydfil		6G/8	

Item		SECTION NO. 6 - SECTION G		£ p
	<u>G10 STRUCTURAL STEEL FRAMING as Hydroc specification section G10 (cont'd)</u> <u>Structural fabricated steelwork; bolted fabrication; as specification G10; all necessary fixing plates, angles etc between members; include for erection on site; connection and fixing details Contractor Designed (cont'd)</u>			
	Beams to external landing to end of bridge; underside of first floor a Extra; fixing 203 x 203 x 86 beam to existing masonry wall with resin anchor bolts at maximum 300 centres	Item		
	Beams to new lobby; underside of first floor b 2nr 203 x 203 x 86 and 1nr 203 x 133 x 30 beams; as Hydroc drawing 1004	Item		
	c Extra; end plates and connections between beams; 2nr	Item		
	d Extra; end plates and fixings to new and existing masonry; 1nr	Item		
	Beams to roof of first floor lobby and landing to bridge e 2nr 203 x 133 x 30 and 1nr 203 x 203 x 46 and 1nr 203 x 203 x 60 beams; as Hydroc drawing 1005	Item		
	f Extra; fixings to circular hollow section column ; 2nr	Item		
	g Extra; end plates and fixings to new and existing masonry; 2nr	Item		
	h Extra; end plates and connections to other beams; 3nr	Item		
	YMCA Merthyr Tydfil 6G/9	To Collection	£	

Item	SECTION NO. 6 - SECTION G			
	<u>G10 STRUCTURAL STEEL FRAMING as Hydroc specification section G10 (cont'd)</u> <u>Surface preparation and galvanising steelwork and priming</u> Steelwork			£ p
a	3nr 100 x 100 x 50 x 10650 high columns and plates	Item		
b	to 1nr 219 diameter circular column and plates 7850 long	Item		
c	to 6nr beams and plates etc as Hydroc drawing 1004	Item		
d	to 4nr beams and plates etc as Hydroc drawing 1005	Item		
	<u>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING as Hydroc specification section G20</u> <u>Sawn softwood; preservative treated; grade C24; as specification G20.210</u> Flat roof members, at second floor level; as Hydroc drawing 1005			
e	150 x 50	m	29	
f	150 x 50 solid strutting between joists	m	28	
	Plates; to new roof, second floor level			
g	150 x 50; fixing to existing masonry with H12 resin anchor bolts at 300 centres; to curve	m	3	
		To Collection	£	
	YMCA Merthyr Tydfil	6G/10		

Item	SECTION NO. 6 - SECTION G		£ p	
<u>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING as Hydroc specification section G20 (cont'd)</u>				
<u>Sawn softwood; preservative treated; grade C24; as specification G20.210 (cont'd)</u>				
Plates; to new roof, second floor level (cont'd)				
a	to web of 203 x 203 x 46 UC	m	7	
b	to web of 203 x 203 x 60 UC	m	6	
<u>Sawn softwood, preservative treated; as Architects specification G20.270</u>				
Partitions; to mezzanine floor				
c	140 x 50 CLS studwork at maximum 400 centres; filling between studs with 70 thick semi-rigid insulation batts as specification P10.190A; fixing with screws to existing and new masonry	m ²	7	
Ceiling members				
d	50 x 50 battens at 600 centres one way fixed through metal profiled decking to concrete above	m ²	14	
<u>Galvanised mild steel</u>				
Joist hangers; as specification G20.786 and 791				
e	for 150 x 50 joists; fixing to timber	nr	36	
To Collection			£	
YMCA Merthyr Tydfil		6G/11		

Item

COLLECTION

G: STRUCTURAL/CARCASSING METAL/TIMBER

Carried to Summary of Section No. 6

SECTION NO. 6 - SECTION G

£ p

Page 6G/1 |
" 6G/2 |
" 6G/3 |
" 6G/4 |

£

Item

SECTION NO. 6 - SECTION H

£ p

H: CLADDING/COVERING

H20 RIGID SHEET CLADDING; EXTERNALLY

External grade conifer plywood, 18 thick; as specification K11.515A

Roofs

- a over 300 wide; to timber base; fixing with 5mm diameter wood screws at 150 centres to sheet perimeters and at 300 centres over roof joists at 400 spacing; to first floor roof over lobby and landing to bridge

m²

16

H71 LEAD SHEET COVERINGS/FLASHINGS

Milled lead; patination oil; as specification H71.430

Flashings; Code 4

- b 150 girth; bends - 1; welted edges -1; wedging into grooves with lead wedges - 1
- c 150 girth; bends - 1; welted edges -1; wedging into grooves with lead wedges - 1; to curved walls

m

8

m

3

H: CLADDING/COVERING

Carried to Summary of Section No. 6

£

Item	SECTION NO. 6 - SECTION J			£	p
<u>J: WATERPROOFING</u>					
<u>J40 FLEXIBLE SHEET TANKING/DAMP-PROOFING</u>					
<u>Proprietary self adhesive tanking system; as specification J40.190 with specification J40.290 drainage membrane over</u>					
Tanking and damp-proofing					
a	to existing walls; cleaning and priming walls as required; to sunken courtyard area; <u>approximate</u>	m²	13		
<u>J42 SINGLE LAYER POLYMERIC ROOF COVERINGS</u>					
<u>Single ply roof coverings on minimum 125 thick tapered PIR insulation; as specification J42.110C</u>					
Roof coverings					
b	flat; to plywood base; to roof of new first floor lobby and bridge landing	m²	20		
Abutments					
c	to masonry walls; turning up roofing membrane	m	8		
d	to curved masonry walls; turning up roofing membrane	m	3		
Eaves					
e	turning roofing membrane down and into gutters	m	9		
<u>J: WATERPROOFING</u>					
Carreid to Summary of Section No.6				£	
YMCA Merthyr Tydfil		6J/14			

Item

SECTION NO. 6 - SECTION K

£ p

K: LININGS/SHEATHING/DRY PARTITIONING

**K10 PLASTERBOARD DRY
LINING/PARTITIONS/CEILINGS**

12.5 thick plasterboard and skim coat plaster finish
as specification M20.280, including all abutments
and other details

Ceilings

a over 300 wide; to timber base

m² 27

Walls

b over 300 wide; to timber base

m² 6

K: LININGS/SHEATHING/DRY PARTITIONING

Carried to Summary of Section No. 6

£

Item		SECTION NO. 6 - SECTION L	
	<u>L: WINDOWS/DOORS/STAIRS</u>		£ p
	<u>L10 WINDOWS/ROOFLIGHTS/SCREENS/LOUVRES</u>		
	<u>Polyester powder coated aluminium framed windows, double glazing in accordance with BS6206 to achieve minimum U-value of 1.4W/sq.m.C; as specification L10.340 and L40.381; matching aluminium sills; bedding and pointing in coloured polysulphide sealant internally and externally</u>		
	Windows and window frames; as drawing A300 and SC01		
a	WM08; approximately 2200 x 3350; type 29; as drawing 3510 GA 505	nr 1	
b	WF14; approximately 2720 x 3000; type 30; as drawing 3510 GA 505	nr 1	
	<u>L20 DOORS/SHUTTERS/HATCHES</u>		
	<u>Polyester powder coated aluminium framed doors and side screens, double glazing in accordance with BS6206 to achieve minimum U-value of 1.4W/sq.m.C; as specification L20.280A and L40.381; bedding and pointing in coloured polysulphide sealant internally and externally</u>		
	Door sets; as drawings A304 and 305 and SC03		
c	DF11; approximately 1500 x 3000; type 22; as drawing 3510 GA 330; including glazed fanlight and side screen	nr 1	
	<u>Internal door sets; timber doors as specification L20.230A and aluminium frames and wrot softwood or aluminium architraves as specification L20.370A</u>		
	Internal doorsets as drawings A304 and 305 and SC03; intumescent fireseals to fire doors; bedding and pointing fire door frames in intumescent mastic		
d	DM05; FD30S; to suit 1810 x 2100 structural opening in 165 wide wall; door type 13; 45 x 15 moulded softwood architraves	nr 1	
	To Collection		£
YMCA Merthyr Tydfil	6L/16		

Item

COLLECTION

L: WINDOWS/DOORS/STAIRS

Carried to Summary of Section No. 6

SECTION NO. 6 - SECTION L

£ p

Page 6L/1

£

Item		SECTION NO. 6 - SECTION M			
	<u>M: SURFACE FINISHES</u>				£ p
	<u>M20 PLASTERED/RENDERED/ROUGHCAST COATINGS</u>				
	<u>Render and set as M20.200B; including all necessary angle and stop beads</u>				
	Walls				
a	over 300 wide; to blockwork base	m ²	9		
b	not exceeding 300 wide; to blockwork base	m	14		
	<u>M40 STONE/CONCRETE/QUARRY/CERAMIC TILING/MOSAIC</u>				
	<u>Ceramic wall tiles as M40.111, including movement joints and edging trims</u>				
	Walls				
c	over 300 wide; to blockwork base	m ²	1		
	<u>M50 RUBBER/PLASTICS/CORK/LINO/CARPET TILING/SHEETING</u>				
	<u>Vinyl safety flooring as specification M50.155A and 460</u>				
	Floors				
d	over 300 wide; level or to falls not exceeding 15 degrees from horizontal; to plywood base; latex levelling compound as required	m ²	2		
	<u>Vinyl flooring as specification M50.150B and 460</u>				
	Floors				
e	over 300 wide; level or to falls not exceeding 15 degrees from horizontal; to plywood base; latex levelling compound as required	m ²	7		
		To Collection		£	
	YMCA Merthyr Tydfil	6M/18			

Item		SECTION NO. 6 - SECTION M			£	p
<u>M50 RUBBER/PLASTICS/CORK/LINO/CARPET TILING/SHEETING (Cont'd)</u>						
<u>Entrance matting as specification N10.300A and M50.460</u>						
a	over 300 wide; level or to falls not exceeding 15 degrees from horizontal; to concrete base; latex levelling compound as required	m ²	9			
<u>M60 PAINTING/CLEAR FINISHING</u>						
<u>Emulsion paint as specification M60.110A; to plaster/render surfaces</u>						
General surfaces						
b	over 300 girth	m ²	47			
<u>Touch up primer and finishing coats as specificaion M60.150A</u>						
General surfaces						
c	not exceeding 300 girth; to softwood	m	28			
<u>Floor paint as specification M60.180A</u>						
Floors						
d	over 300 girth; to concrete base	m ²	9			
<u>M61 INTUMESCENT PAINTING; EXTERNALLY</u>						
<u>Intumescent paint to provide 1 hour fire resistance as specification M61.110 and 120</u>						
Structural steelwork						
e	to 3nr 100 x 100 x 50 x 10650 high columns and plates	Item				
f	to 1nr 219 diameter circular column and plates 7850 long	Item				
g	to 6nr beams and plates etc as Hydroc drawing 1004	Item				
h	to 4nr beams and plates etc as Hydroc drawing 1005	Item				
YMCA Merthyr Tydfil		6M/19		To Collection	£	

Item

COLLECTION

M: SURFACE FINISHES

Carried to Summary of Section No. 6

SECTION NO. 6 - SECTION M

£ p

Page 6M/1

" 6M/2

£

Item

SECTION NO. 6 - SECTION N

£ p

N: FURNITURE/EQUIPMENT

N17 PORTABLE FIRE FIGHTING SYSTEMS

Fire extinguishers

Water extinguishers

a as specification N17.120A

nr

1

N13 SANITARY APPLIANCES/FITTINGS

Sanitary appliances as specification N13.331A

Cleaners sink, fittings and accessories

b fixing to masonry

nr

1

N: FURNITURE/EQUIPMENT

Carried to Summary of Section No. 6

£

Item

SECTION NO. 6 - SECTION P

£ p

P: BUILDING FABRIC SUNDRIES

**P20 UNFRAMED ISOLATED TRIMS/
SKIRTINGS/SUNDRY ITEMS**

Wrot softwood

Skirtings, picture rails, architraves and the like

a 75 x 25 as specification P20.110, including primer

m 10

b 50 x 25 as specification P20.110, including primer

m 4

c 50 x 25 as specification P20.110, including primer;
to curve

m 3

P: BUILDING FABRIC SUNDRIES

Carried to Summary of Section No. 6

£

<u>SUMMARY</u>		SECTION NO. 6 - NEW EXTENSION		£	p
C: EXISTING SITE/BUILDINGS/SERVICES	Page	6C/1			
E: IN-SITU CONCRETE/LARGE PRECAST CONCRETE	"	6E/3			
F: MASONRY	"	6F/3			
G: STRUCTURAL/CARCASSING METAL/TIMBER	"	6G/5			
H: CLADDING/COVERING	"	6H/1			
J: WATERPROOFING	"	6J/1			
K : LININGS/SHEATHING/DRY PARTITIONING	"	6K/1			
L: WINDOWS/DOORS/STAIRS	"	6L/2			
M: SURFACE FINISHES	"	6M/3			
N: FURNITURE/EQUIPMENT	"	6N/1			
P: BUILDING FABRIC SUNDRIES	"	6P/1			
<u>SECTION NO. 6 - NEW EXTENSION</u>					
Carried to General Summary				£	
6/S1					
YMCA Merthyr Tydfil					

Item		SECTION NO. 7 - SECTION C		
	<u>BILL NO. 7</u> <u>Generally</u> a For description of materials and workmanship; method of measurement and what rates are to include, the Contractor is referred to the specifications, the descriptions and other information therein given being read in conjunction with and as supplementary to the descriptions given in this Section b The works have not been measured in accordance with SMM7/NRM, and omnibus descriptions have been included. The Contractor is to include in his prices for all works covered by these descriptions. <u>INTERNAL WORKS</u> <u>C: EXISTING SITE/BUILDINGS/SERVICES</u> <u>C40 CLEANING MASONRY/CONCRETE</u> <u>Cleaning existing brickwork as specification C40.452A</u> Cleaning surfaces c existing walls generally d trial samples as specification C40.230 <u>Cleaning all existing facing terracotta, as specification section C40</u> Cleaning surfaces e existing walls generally f trial samples as specification C40.230A			£ p
		Item		
		Item		
		m ²	878	
		Item		
		m ²	11	
		Item		
		To Collection		£
YMCA Merthyr Tydfil		7C/1		

Item		SECTION NO. 7 - SECTION C			£	p
<u>C40 CLEANING MASONRY/CONCRETE (Cont'd)</u>						
<u>Cleaning existing concrete main staircase treads and risers and half landings and exposed sides of staircases and sealing with clear concrete sealer</u>						
a	complete staircase from ground floor to second floor	Item				
b	trial samples as specification C40.230B	Item				
<u>C41 REPAIRING/RENOVATING/CONSERVING MASONRY</u>						
<u>Repointing all existing facing brickwork, as specification F25</u>						
<u>Repointing</u>						
c	existing walls to be left unfinished	m²	878			
<u>C90 ALTERATIONS - SPOT ITEMS</u>						
<u>Removing; making good structures; extending and making good finishes</u>						
Main staircase, ground to second floors						
d	removing existing handrails to complete staircase balustrade; 63m	Item				
e	removing wall mounted handrails and handrail brackets; brackets to be stored for re-use; to complete staircase; 30m	Item				

Item

COLLECTION

C: EXISTING SITE/BUILDINGS/SERVICES

Carried to Summary of Section No. 7

SECTION NO. 7 - SECTION C

Page 7C/1

" 7C/2

£ p

£

Item

SECTION NO. 7 - SECTION E

£ p

**E: IN-SITU CONCRETE/LARGE PRECAST
CONCRETE**

E10 MIXING/CASTING/CURING IN-SITU
CONCRETE as Hydroc specification sections E05
and E10

Plain in-situ concrete, mix C32/40

Concrete beds to new porches

a 150 thick

m²

6

b Extra; excavating for and compacting bottoms;
disposal of excavated material off site; 150 thick
hardcore beds, compacted, 1200 gauge
polythene damp proof membrane

m²

6

**E: IN-SITU CONCRETE/LARGE PRECAST
CONCRETE**

Carried to Summary of Section No. 7

£

Item		SECTION NO. 7 - SECTION F		£	p
<u>F: MASONRY</u>					
<u>F10 BRICK/BLOCK WALLING as Hydroc specification section F10</u>					
<u>Concrete blockwork, 7N/mm2 compressive strength in mortar type ii or iii</u>					
Walls; to ground and upper ground floors					
a	100 thick; fair face one side	m2	6		
b	100 thick; built against newly tanked existing masonry	m²	213		
Walls to mezzanine floor					
c	100 thick; fair face one side	m²	19		
Bonding to existing; as specification F10.620					
d	bonding new 100 blockwork to existing brickwork	m	22		
Walls to second floor					
e	100 thick	m2	5		
f	100 thick; fair face one side	m2	6		
Bonding to existing; as specification F10.620					
g	bonding new 100 blockwork to existing brickwork	m	22		
Walls to form 'chimney' within new bat roost building					
h	100 thick blockwork to form 500 x 500 internal size x 4551 high chimney	nr	1		
j	Extra; 400 x 200 openings for bat access	nr	8		
<u>F31 PRECAST CONCRETE</u>					
<u>SILLS/LINTELS/COPINGS/FEATURES</u>					
<u>Precast concrete, as specification F31.140A</u>					
Lintels to ground floor					
k	100 x 215 x 1200 long	nr	1		
		To Collection		£	
YMCA Merthyr Tydfil		7F/5			

F31 PRECAST CONCRETE
SILLS/LINTELS/COPINGS/FEATURES (Cont'd)

Precast concrete, as specification F31.140A (Cont'd)

Lintels; to mezzanine level

a 100 x 140 x 1050 long

nr 2

Lintels; to first floor level

b 100 x 140 x 950 long

nr 2

c 100 x 140 x 1100 long

nr 2

To Collection

£

COLLECTION

F: MASONRY

Carried to Summary of Section No. 7

SECTION NO. 7 - SECTION F

Page 7F/1

" 7F/2

£

Item	SECTION NO. 7 - SECTION G			£	p
<u>G: STRUCTURAL/CARCASSING METAL/TIMBER</u>					
<u>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING</u>					
<u>Sawn softwood, preservative treated; as specification G20.210</u>					
	Partitions; to ground floor and upper ground floor				
a	140 x 50 CLS studwork at maximum 400 centres; filling between studs with 70 thick semi-rigid insulation batts, as specification P10.190A; fixing with screws to existing and new masonry	m²	12		
	Partitions; to mezzanine floor				
b	140 x 50 CLS studwork at maximum 400 centres; filling between studs with 70 thick semi-rigid insulation batts, as specification P10.190A; fixing with screws to existing and new masonry	m²	235		
	Partitions; to first floor				
c	140 x 50 CLS studwork at maximum 400 centres; filling between studs with 70 thick semi-rigid insulation batts, as specification P10.190A; fixing with screws to existing and new masonry	m²	35		
	Partitions; to second floor				
d	140 x 50 CLS studwork at maximum 400 centres; filling between studs with 70 thick semi-rigid insulation batts, as specification P10.190A; fixing with screws to existing and new masonry	m²	125		
	Partitions; to third floor				
e	140 x 50 CLS studwork at maximum 400 centres; filling between studs with 70 thick semi-rigid insulation batts, as specification P10.190A; fixing with screws to existing and new masonry	m²	122		
To Collection				£	
YMCA Merthyr Tydfil		7G/8			

Item	SECTION NO. 7 - SECTION G			£	p
<u>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING (Cont'd)</u>					
<u>Ungraded sawn softwood, preservative treated, as specification G20.270</u>					
Ceiling support battens					
a	50 x 50 battens at 600 centres one way; fixing to existing/new concrete	m²	132		
b	50 x 50 battens at 600 centres one way; fixing through metal troughed decking to concrete above	m²	9		
c	50 x 50 battens around beams, not exceeding 600 girth; fixing to new and existing steel and concrete	m	35		
Battens to floating floors					
d	50 x 50 battens with 5 thick rubber layer to base, atv 600 centres one way	m2	383		
		To Collection		£	
YMCA Merthyr Tydfil		7G/9			

Item

£ p

COLLECTION

Page 7G/1

" 7G/2

G: STRUCTURAL/CARCASSING METAL/TIMBER

Carried to Summary of Section No. 7

£

Item			SECTION NO. 7 - SECTION J	
	<u>J: WATERPROOFING</u>			£ p
	<u>J40 FLEXIBLE SHEET TANKING/DAMP-PROOFING</u>			
	<u>RIW Cementseal Primer; RIW Cavity Drain R7 fixed</u>			
	<u>with RIW Brick Plugs and gaskets of RIW Sealing</u>			
	<u>Rope; as Hydroc drawing 1350</u>			
	Tanking and damp-proofing			
a	vertical to existing brickwork; cleaning and priming as required	m ²	213	
b	RIW Aqua Channel; bedding and surrounding in 20 deep/thick single sized aggregate	m	76	
c	Extra; cutting chases in existing floor slabs, 130 x 130	m	76	
d	Extra; forming holes through existing 500 thick internal walls for channels	nr	2	
e	Extra; outlets and outlet pipes	nr	3	
f	Extra; forming holes through 750 thick existing masonry walls for outlet pipes; cast iron grilles with insect mesh to ends	nr	2	
g	Extra; forming holes through 500 thick existing masonry walls for outlet pipes; cast iron grilles with insect mesh to ends	nr	1	
h	Extra; cleaning/jetting eyes	nr	15	
	<u>J: WATERPROOFING</u>			
	Carried to Summary of Section No. 7		£	
	YMCA Merthyr Tydfil	7J/11		

Item

SECTION NO. 7 - SECTION K

£ p

K: LININGS/SHEATHING/DRY PARTITIONING

K10 PLASTERBOARD DRY
LINING/PARTITIONS/CEILINGS

12.5 thick plasterboard and skim coat plaster finish
as specification M20.280, including all abutments
and other details

Ceilings

- a over 300 wide; to timber base

m² 251

Beams; 3 sides

- b not exceeding 600 girth; to existing beams; timber
supports as required

m 32

|Walls

- c over 300 wide; to timber base

m² 432

- d Extra; removeable access panel; approximately
550 x 2100; DM14

nr 1

12.5 thick plasterboard and skim coat plaster finish
as specification M20.280, including all abutments
and other details; fixing with plaster dots and dabs

Walls

- e over 300 wide; to brickwork base

m2 1

Insulated plasterboard with integral vapour barrier;
skim coat plaster finish as specification M20.280,
including all abutments and other details

Ceilings

- f over 300 wide; to timber base

m² 11

Inert board as specification M40.470A

Walls

- g over 300 wide; to timber base

m² 243

To Collection

£

Item		SECTION NO. 7 - SECTION K		£	p
<u>K11 RIGID SHEET FLOORING/SHEATHING/LININGS/CASINGS</u>					
<u>Particle board as specification K11.125A</u>					
Floors					
a	over 300 wide; to concrete/screed base; including 50 x 50 timber support battens	m ²	17		
<u>Particle board as specification K11.325A</u>					
Floors					
b	over 300 wide; to timber base	m ²	404		
<u>Plywood as specification K11.115A</u>					
Floors					
c	over 300 wide; to timber base	m ²	63		
Risers					
d	150 high; to timber base	m	3		
Access panels as specification P31.370 and 730A					
e	1500 x 600; cutting and fitting plywood and vinyl into covers; <u>approximate</u>	nr	4		
<u>Acoustic separating floor as specification K11.275A</u>					
Floors					
f	over 300 wide; to plywood base	m ²	254		
<u>K21 TIMBER STRIP/BOARD FINE FLOORING/LININGS</u>					
<u>Engineered wood flooring as specification K21.110B and M60.160B</u>					
Floors					
g	over 300 wide; to screed base	m ²	127		
To Collection				£	
YMCA Merthyr Tydfil		7K/13			

Item

SECTION NO. 7 - SECTION K

£ p

K21 TIMBER STRIP/BOARD FINE FLOORING/LININGS (cont'd)

Parquet flooring as specification M42.110A and M60.160B

Floors

- a over 300 wide; to existing concrete base

m² 254

K30 PANEL PARTITIONS

Duct wall linings and support systems as specification K32.150A

Duct partitions

- b 1450 x 1150 high

nr 2

- c Extra; top capping to duct as specification K13.130A

nr 2

- d 2300 x 1150 high

nr 1

- e Extra; top capping to duct as specification K13.130A

nr 1

- f 4500 x 3500 high

nr 2

K40 DEMOUNTABLE SUSPENDED CEILINGS

Suspended ceilings as specification K40.115A; including edge trims

Ceilings

- g depth of suspension 150 - 500

m² 42

Suspended ceilings as specification K40.115B; including edge trims

Ceilings

- h depth of suspension 150 - 500

m² 29

Tools and spares

Providing tools and spares

- j as specification K40.505 and 530

Item
To Collection

£

Item

COLLECTION

K: LININGS/SHEATHING/DRY PARTITIONING
Carried to Summary of Section No. 7

SECTION NO. 7 - SECTION K

£ p

Page 7K/1
" 7K/2
" 7K/3

£

Item		SECTION NO. 7 - SECTION L			£ p
	<u>L: WINDOWS/DOORS/STAIRS</u>				
a	Note: Design and detailing of all balustrading including any connections to steelwork is to be submitted and Hydroc are to be given opportunity to review this prior to ordering and fabrication (see Additional tender information) <u>L10 WINDOWS/ROOFLIGHTS/SCREENS/LOUVRES</u> <u>Polyester powder coated aluminium framed internal screens, 60 minute fire rated frames and glazing; bedding and pointing in coloured intumescent sealant both sides; as specification L10.560A and L40.510A; manifestations as L40.630</u> Internal fire rated screens; as drawing A303	Item			
b	WM09; 1925 x 3495; type 33; manifestations to screen	nr 1			
c	WM10 and 11; 1665 x maximum 2850 arched headed screen; type 32; manifestations to screen	nr 2			
d	WF13; 2560 x 3510; type 31	nr 1			
	<u>L20 DOORS/SHUTTERS/HATCHES</u>				
	<u>Internal door sets; timber doors as specification L20.230A and aluminium frames and architraves as specification L20.370A</u> Internal doorsets as drawings A304 and A305 and SC03; intumescent fireseals to fire doors; bedding and pointing fire door frames in intumescent mastic				
e	DM08, 09, 10, 11, 12 and 13 and DT04; to suit 910 x 2100 structural opening in 165 wide wall; door type 09; 45 x 15 moulded softwood architraves	nr 7			
f	DM06, 07, 15 and 16 and DF01 and DS04 and DT02; to suit 1010 x 2100 structural opening in 165 wide wall; door type 10; 45 x 15 moulded softwood architraves	nr 7			
		To Collection	£		
	YMCA Merthyr Tydfil	7L/16			

Item	SECTION NO. 7 - SECTION L			£	p
<u>L20 DOORS/SHUTTERS/HATCHES (cont'd)</u>					
<u>Internal door sets; timber doors as specification</u>					
<u>L20.230A and aluminium frames and architraves as specification L20.370A (Cont'd)</u>					
a	DG03 and DG05; FD30S; to suit 1200 x 2300 structural opening in existing 500 wide masonry wall door type 12; including glazed side screen and fanlight; aluminium architraves	nr	2		
b	cupboard doors next DG04; FD30S; to suit 710 x 2100 structural opening in 165 wide wall; see also drawing A700	nr	2		
c	DF03; FD30S; to suit 710 x 2100 structural opening in 165 wide wall; door type 7; 45 x 15 moulded softwood architraves	nr	1		
d	DG08; FD30S; to suit 1010 x 2100 structural opening in 113 wide wall; door type 10; aluminium architraves	nr	1		
e	DS06; FD30S; to suit 1010 x 2100 structural opening in 165 wide wall; door type 10; 45 x 15 moulded softwood architraves	nr	1		
f	DM01 and 02; FD30S; to suit 1640 x 2450 structural opening in existing 500 wide wall; door type 14b, including glazed side screen and fanlight; aluminium architraves	nr	2		
g	DM03 and DM04 and DF07 and DF08; FD30S; to suit 810 x 2100 structural opening in 126 wide wall; door type 8; 45 x 15 moulded architraves	nr	4		
h	DF02 and DF04; FD30S; to suit 1640 x 3195 structural opening in existing 215 wide wall; door type 14c, including glazed side screen and fanlight; aluminium architraves	nr	2		
To Collection				£	

Item	SECTION NO. 7 - SECTION L			£	p
<u>L20 DOORS/SHUTTERS/HATCHES (Cont'd)</u>					
<u>Internal door sets; timber doors as specification L20.230A and aluminium frames and architraves as specification L20.370A (Cont'd)</u>					
a	DF05 and DF10 and DS05 and DS08; FD30S; to suit 610 x 2100 structural opening in 126 wide wall; door type 6; 45 x 15 moulded softwood architraves	nr	4		
b	DS02, DS09 and DS10; FD30S; to suit 1640 x 2395 structural opening in existing 215 wide wall; door type 14a; including glazed side screen and fanlight; aluminium architraves	nr	3		
c	DS03; FD30S; to suit 1640 x 2395 structural opening in 165 wide wall; door type 14a; including glazed side screen and fanlight; aluminium architraves	nr	1		
d	DS07 and DT08, 09, 12 and 13; to suit 910 x 2100 structural opening in 165 wide wall; door type 9; 45 x 15 moulded softwood architraves	nr	5		
e	DT06 and DT07; FD30S; to suit 810 x 2100 structural opening in 165 wide wall; door type 8; 45 x 15 moulded softwood architraves	nr	2		
f	DT01 and DT05; to suit 710 x 2100 structural opening in 165 wide wall; door type 7; 45 x 15 moulded softwood architraves	nr	2		
To Collection				£	

Item	SECTION NO. 7 - SECTION L			£	p
<u>L20 DOORS/SHUTTERS/HATCHES (Cont'd)</u>					
<u>Internal door sets; timber doors as specification L20.235 and aluminium frames and architraves as specification L20.370A</u>					
Internal doorsets as drawings A304 and A305 and SC03; intumescent fireseals to fire doors; bedding and pointing fire door frames in intumescent mastic					
a	DM17 and DM18; FD30S; to suit 1610 x 2450 structural opening in 165 wide wall; door type 15, including glazed fanlight; aluminium architraves	nr	2		
b	DF12 and DF13; FD30S; to suit 1710 x 3195 structural opening in 165 wide wall; door type 17, including glazed fanlight; aluminium architraves	nr	2		
c	DF06 and DF09; FD30S; to suit 1810 x 3195 structural opening in 126 wide wall; door type 16a, including glazed fanlight; aluminium architraves	nr	2		
d	DS01; to suit 1010 x 2100 structural opening in 165 wide wall; door type 11; aluminium architraves	nr	1		
e	DS12 and DS13; FD30S; to suit 1810 x 2395 structural opening in 165 wide wall; door type 16b including glazed fanlight; aluminium architraves	nr	2		
f	DT03; FD30S; to suit 1810 x 2100 structural opening in 165 wide wall; door type 21; aluminium architraves	nr	1		
To Collection				£	

Item		SECTION NO. 7 - SECTION L		£	p
<u>L20 DOORS/SHUTTERS/HATCHES (Cont'd)</u>					
<u>Roller shutters as specification L20.610</u>					
Roller shutters; fixing to masonry					
a	to windows 2850 x 3400	nr	4		
<u>Retractable security grilles as specification L20.620</u>					
Security grilles; fixing to masonry					
b	to openings 2750 x 3200	nr	1		
c	to openings 2750 x 3900	nr	1		
d	to openings 2800 x 3400	nr	1		
<u>L30 STAIRS/WALKWAYS/BALUSTRADES</u>					
<u>Timber platforms to RG03 office, as drawing GA 300</u>					
Raised platform to existing concrete floor					
e	comprising 150 x 50 treated sawn softwood joists at 400 centres with 22 thick particle board flooring as specification K11.325A; 22 thick particle board risers to face of platform	Item	1		
f	Extra; 1100 high timber balustrade guarding around platform	Item	1		
<u>Balustrades/handrails; minimum 900 high to flights and 1100 high to landings; as specification L30.560A</u>					
New glass balustrades, as drawing A550					
g	raking; to existing main staircase	m	63		
h	level; to top landing of main staircase	m	3		
To Collection				£	

Item	SECTION NO. 7 - SECTION L			£	p
<u>L30 STAIRS/WALKWAYS/BALUSTRADES (Cont'd)</u>					
<u>Balustrades/handrails; minimum 900 high to flights and 1100 high to landings; as specification L30.560A (Cont'd)</u>					
Extra over for					
a	sections at intermediate landings with angles and junctions level to raking balustrades	nr	12		
b	angles at tops of stairs level to raking	nr	2		
c	ends; fixed to walls	nr	2		
d	ends with post and curved handrail	nr	2		
<u>Timber staircase as specification L30.270B, complete with timber balustrades as specification L30.580, including finishings</u>					
Staircases and balustrades					
e	between ground floor and raised ground floor lift lobby; 7 risers and 6 250 wide treads; total rise 1064; as drawing GA300	nr	1		
f	Extra; extended and rounded bottom 2 treads	nr	1		
<u>Timber staircase as specification L30.270A, complete with timber balustrades as specification L30.580, including finishings</u>					
Staircases and balustrades					
g	between second floor and third floor; three flights of 9 risers and 8 250 wide treads (landings measured elsewhere); total rise 2800; as drawings GA340, 350 and 503	nr	1		
To Collection				£	

Item		SECTION NO. 7 - SECTION L			£	p
<u>L30 STAIRS/WALKWAYS/BALUSTRADES (Cont'd)</u>						
<u>Timber staircase as specification L30.270A, complete with timber balustrades as specification L30.580, including finishings (cont'd)</u>						
Staircases and balustrades (cont'd)						
between second floor and third floor; three flights of 9 risers and 8 250 wide treads (landings measured elsewhere); total rise 2800; as drawings GA340, 350 and 503 (cont'd)						
a	Extra; matching raised floor to staircase lobby RS17 with 2nr risers through opening to staircase lobby RS05	Item				
b	Extra; matching raised floor to complete staircase lobby RS05 with single riser at head of main existing staircase	Item				
c	Extra; balustrades to second floor landing level; 4.3m	Item				
<u>New hardwood handrails to existing balustrade to main staircase ground to second floors</u>						
Handrails as specification L30.570						
d	85 x 110/120; shaped; fixing to existing balustrade; finishing to match existing	m	63			
<u>New hardwood handrails to existing wall brackets to main staircase ground to second floors</u>						
Handrails as specification L30.570						
e	85 x 110/120; shaped; fixing to existing handrail brackets; finishing to match existing	m	30			

<u>Item</u>		SECTION NO. 7 - SECTION L			
					£ p
	<u>L30 STAIRS/WALKWAYS/BALUSTRADES (Cont'd)</u>				
	<u>New hardwood handrails and wall brackets to staircase ground to upper ground floors</u>				
	Handrails and brackets as specification L30.580				
a	fixing to masonry	m	2		
		To Collection		£	

Item

COLLECTION

L: WINDOWS/DOORS/STAIRS

Carried to Summary of Section No. 7

SECTION NO. 7 - SECTION L

£ p

Page	7L/1
"	7L/2
"	7L/3
"	7L/4
"	7L/5
"	7L/6
"	7L/7
"	7L/8

£

Item		SECTION NO. 7 - SECTION M		£	p
<u>M: SURFACE FINISHES</u>					
<u>M10 CEMENT:SAND/CONCRETE SCREEDS/TOPPINGS</u>					
<u>Self levelling screed as specification M10.130A</u>					
Floors					
a	over 300 wide; level and to falls only not exceeding 15 degrees from horizontal; to concrete base	m²	15		
b	over 300 wide; level and to falls only not exceeding 15 degrees from horizontal; to existing concrete base; cleaning off as required	m²	146		
Treads					
c	not exceeding 300 wide; to existing concrete base; cleaning off as required	m	5		
Risers					
d	not exceeding 300 wide; to existing concrete base; cleaning off as required; formwork	m	6		
<u>Cement:sand screed as specification M10.115</u>					
Floors					
e	over 300 wide; level and to falls only not exceeding 15 degrees from horizontal; to concrete base	m²	9		
<u>M20 PLASTERED/RENDERED/ROUGHCAST COATINGS</u>					
<u>Hydraulic lime plaster as specification M20.310A; including all necessary beads</u>					
Walls					
f	over 300 wide; to new brickwork/blockwork base	m²	364		
g	over 300 wide; to existing brickwork base; cleaning off as required; dubbing out as required	m²	473		
h	over 300 wide; to existing brickwork base; cleaning off as required; dubbing out as required; to curved on plan walls	m²	28		
		To Collection		£	
YMCA Merthyr Tydfil		7M/25			

Item	SECTION NO. 7 - SECTION M		£ p	
<u>M20 PLASTERED/RENDERED/ROUGHCAST COATINGS (Cont'd)</u>				
<u>Hydraulic lime plaster as specification M20.310A; including all necessary beads (Cont'd)</u>				
Walls (Cont'd)				
a not exceeding 300 wide; to new brickwork/blockwork base	m	101		
b not exceeding 300 wide; to existing brickwork base; cleaning off as required; dubbing out as required	m	194		
<u>Hydraulic lime plaster and expanded metal lathing as specification M20.310B; including all necessary beads</u>				
Ceilings				
c over 300 wide; to timber base	m ²	678		
Beams; 3 sides				
d not exceeding 600 girth; to timber base	m	35		
<u>Gypsum plaster as specification M20.200B and 200C; including all necessary beads</u>				
Walls				
e over 300 wide; to new brickwork/blockwork base	m ²	86		
f over 300 wide; to existing brickwork base; cleaning off as required; dubbing out as required	m ²	7		
g not exceeding 300 wide; to new brickwork/blockwork base	m	66		
To Collection			£	
YMCA Merthyr Tydfil		7M/26		

SECTION NO. 7 - SECTION M		£	p
<u>M31 FIBROUS PLASTER</u>			
<u>Fibrous plaster as specification M20.680</u>			
Cornices			
a	moulded; to match existing to first floor rear section	m	75
b	moulded; to match existing to first floor rear section; to curved on plan walls	m	13
Columns			
c	moulded; to match existing to first floor rear section; next bay windows; 3500 high complete with base and head mouldings/plinths/cappings	nr	4
<u>Fibrous plaster as specification M20.685</u>			
Mouldings			
d	solid mouldings between panels; to match existing to first floor rear section; approximate	m	186
<u>M40 STONE/CONCRETE/QUARRY/CERAMIC TILING/MOSAIC</u>			
<u>Wall tiling as specification M40.110; including edge trims/beading</u>			
Walls			
e	over 300 wide; to plaster base	m ²	28
f	over 300 wide; to Wedi board base	m ²	209
<u>Wall tiling as specification M40.111; including edge trims/beading</u>			
Walls			
g	over 300 wide; to plaster base	m ²	1
h	over 300 wide; to Wedi board base	m ²	1
To Collection		£	

YMCA Merthyr Tydfil

7M/27

		SECTION NO. 7 - SECTION M		£	p
<u>M40 STONE/CONCRETE/QUARRY/CERAMIC TILING/MOSAIC (Cont'd)</u>					
<u>Wall tiling as specification M40.112; including edge trims/beading</u>					
Walls					
a	over 300 wide; to plaster base	m ²	5		
b	over 300 wide; to Wedi board base	m ²	2		
<u>Mosaic tiling as specification M40.120</u>					
Floors					
c	over 300 wide; level and to falls only not exceeding 15 degrees from horizontal; to screed base	m ²	6		
<u>M50 RUBBER/PLASTICS/CORK/LINO/CARPET TILING/SHEETING</u>					
<u>Vinyl safety flooring as specification M50.155A and 820</u>					
Floors					
d	over 300 wide; level or to falls not exceeding 15 degrees from horizontal; to particle board base; latex levelling compound as required	m ²	24		
e	over 300 wide; level or to falls not exceeding 15 degrees from horizontal; to plywood base; latex levelling compound as required	m ²	62		
Accessories					
f	coved skirtings as specification M50.770A	m	23		
<u>Vinyl flooring as specification M50.150B and 820</u>					
Floors					
g	over 300 wide; level or to falls not exceeding 15 degrees from horizontal; to particle board base; latex levelling compound as required	m ²	390		
		To Collection		£	
YMCA Merthyr Tydfil		7M/28			

SECTION NO. 7 - SECTION M		£	p
<u>M50 RUBBER/PLASTICS/CORK/LINO/CARPET TILING/SHEETING (cont'd)</u>			
<u>Vinyl flooring as specification M50.150B and 820 (cont'd)</u>			
Floors (cont'd)			
a	over 300 wide; level or to falls not exceeding 15 degrees from horizontal; to plywood base; latex levelling compound as required	m ²	210
Risers			
b	150 high	m	11
<u>Stair nosings as specification M50.750B</u>			
To treads and landings			
c	generally	m	6
<u>Accessories</u>			
Door trims, as specification M50.740A			
d	allow for all necessary door trims	Item	
Stair trims, as specification M50.750C			
e	allow for stair nosings to new staircase between ground floor and upper ground floor	Item	
f	allow for stair nosings and trims to new staircase between second floor and third floor	Item	
Stair trims, as specification M50.750B			
g	allow for stair nosings and trims to existing main staircase between ground floor and second floor	Item	
To Collection		£	

Item		SECTION NO. 7 - SECTION M		£	p
<u>M60 PAINTING/CLEAR FINISHING</u>					
<u>Emulsion to plaster, as specification M60.110A</u>					
General surfaces					
a	over 300 girth; to ceilings	m ²	952		
b	over 300 girth; to walls	m ²	1609		
c	over 300 girth; to walls; in lift shaft	m ²	7		
<u>Emulsion to fair faced blockwork</u>					
General surfaces					
d	over 300 girth	m ²	6		
<u>Touch up primer and finishing coats as specification M60.150A</u>					
General surfaces, ready primed					
e	not exceeding 300 girth; to softwood	m	384		
<u>Floor paint as specification M60.180A</u>					
Floors					
f	over 300 girth; to screed base	m ²	26		
g	over 300 girth; to existing concrete base; cleaning off; to lift shaft	m ²	3		
Treads of staircases					
h	not exceeding 300 wide; to screed base	m	5		
Risers of staircases					
j	not exceeding 300 high; to screed base	m	6		
<u>Grit blasting and redecorating as specification M60.150C; existing metal balustrade to main staircase; ground to second floors</u>					
Balustrades					
k	complete balustrades, both sides	m	63		
		To Collection		£	
YMCA Merthyr Tydfil		7M/30			

SECTION NO. 7 - SECTION M		£	p
<u>M60 PAINTING/CLEAR FINISHING (Cont'd)</u>			
<u>Grit blasting and redecorating as specification</u>			
<u>M60.150C; existing wall mounted metal handrail</u>			
<u>brackets to main staircase; ground to second floors</u>			
Handrail brackets			
a	to complete staircase	Item	
b	Extra; refixing brackets, previously removed	Item	
<u>M61 INTUMESCENT COATINGS FOR FIRE</u>			
<u>PROTECTION OF STEELWORK</u>			
<u>Intumescent coatings as specification M61.110 and</u>			
<u>120; to provide one hour fire resistance</u>			
Structural steelwork			
c	to existing cleaned and primed steel beams; not exceeding 300 girth	m	105
d	to 100 x 100 x 8 RSA	m	4
e	to 203 x 203 x 46 UC	m	21
f	to all new third floor steelwork as drawing 6994/106	Item	
g	to all lower roof steelwork as drawing 6994/107	Item	
h	to all upper roof steelwork as drawing 6994/108	Item	
		To Collection	£
YMCA Merthyr Tydfil		7M/31	

Item

COLLECTION

SECTION NO. 7 - SECTION M

£ p

Page	7M/1
"	7M/2
"	7M/3
"	7M/4
"	7M/5
"	7M/6
"	7M/7

M: SURFACE FINISHES

Carried to Summary of Section No. 7

£

Item	SECTION NO. 7 - SECTION N			£	p
<u>N: FURNITURE/EQUIPMENT</u>					
<u>N10 GENERAL FIXTURES/FURNISHINGS/EQUIPMENT</u>					
<u>Electrical cupboards</u>					
Powder coated steel cupboards with lockable doors					
a	1500 high x 500 wide x 420 deep; fixing to masonry	nr	9		
<u>Entrance matting as specification N10.300B</u>					
Entrance matting and frame					
b	1600 x 1000	nr	1		
<u>Notice boards as specification P20.360A</u>					
Notice boards					
c	fixing to masonry; <u>approximate</u>	nr	1		
<u>Bat boxes</u>					
<u>Kent style bat boxes</u>					
d	fixing to existing masonry walls inside new bat roost building	nr	10		
<u>Netlon fencing with 40 x 100 gaps; 2nr treated (bat friendly) sawn softwood battens fixed to existing concrete soffit; netting tacked onto battens</u>					
Ceiling netting; as drawing GA700					
e	to new bat roost building	m	12		
<u>N12 CATERING EQUIPMENT</u>					
<u>Worktops to tea stations as specification N12.320A</u>					
Adjustable height worktops with cut outs for sinks					
f	1500 long x 500 wide	nr	1		
g	1750 long x 500 wide	nr	1		
		To Collection		£	
YMCA Merthyr Tydfil		7N/33			

Item		SECTION NO. 7 - SECTION N			£	p
N12 CATERING EQUIPMENT (cont'd)						
<u>Worktops to tea stations as specification N12.320A (cont'd)</u>						
Adjustable height worktops with cut outs for sinks (cont'd)						
a	1800 long x 500 wide	nr	4			
b	1850 long x 500 wide	nr	2			
c	1900 long x 500 wide	nr	1			
d	2200 long x 500 wide	nr	1			
<u>Sinks to tea stations</u>						
Sinks as specification N12.380A						
e	sink units with all fittings and accessories; setting in worktops	nr	10			
<u>Cupboard units to tea stations</u>						
Wall units as specification N12.420A with pull down baskets and D pull handles						
f	900 wide	nr	14			
g	600 wide	nr	1			
h	1000 wide	nr	3			

Item		SECTION NO. 7 - SECTION N		£	p
<u>N13 SANITARY APPLIANCES/FITTINGS</u>					
<u>Sanitary appliances, fittings and accessories as specification section N13</u>					
Disabled WC sets, as specification N13.311A					
a	complete wheelchair accessible disabled WC standard doc M pack; comprising WC suite, washbasin and set of contrasting grab rails; hinged rail to include toilet roll holder	nr	7		
b	Extra; 500 x 300 melamine faced shelf and shelf brackets	nr	7		
c	Extra; SAA coat hooks to doors	nr	7		
d	Extra; 600 x 900 mirrors over basins as specification N10.270	nr	7		
e	Extra; 600 x 1500 mirrors as specification N10.270	nr	7		
f	Extra; additional grab rail	nr	7		
Accessible shower sets, as specification N13.313					
g	complete wheelchair accessible showers; comprising shower seats (2nr); hinged support rails (2nr); sets grab rails (4nr); curtain track and curtains; thermostatic showers and fittings; as drawing 3510 GA 320	nr	2		
h	Extra; SAA coat hooks to doors	nr	2		
j	Extra; 600 x 1500 mirrors as specification N10.270	nr	2		
k	Extra; 185 x 215 shelf	nr	2		
l	Extra; recessing shower trays into timber floors; additional timber supports as required	nr	2		
WC suites, as specification N13.300					
m	Wc suites, fittings and accessories	nr	6		
		To Collection		£	
YMCA Merthyr Tydfil		7N/35			

Item		SECTION NO. 7 - SECTION N		£	p
<u>N13 SANITARY APPLIANCES/FITTINGS</u>					
<u>Sanitary appliances, fittings and accessories as specification section N13</u>					
Wash basins, as specification N13.335A					
a	washbasins, fittings and accessories	nr	6		
Cleaners sinks, as specification N13.331A					
b	cleaners sinks, fittings and accessories	nr	2		
Mirrors					
c	500 x 900 over basins	nr	6		
Grab rails to walls					
d	600 long	nr	6		
Coat hooks to doors					
e	SAA coat hooks	nr	6		
<u>Direct Hygeine Supplies</u>					
Soap dispensers					
f	wall mounted type; 1 litre capacity; colour white with contrasting coloured push pad; fixing with screws to blockwork; plugging; approximate	nr	15		
<u>N15 INTERNAL FIRE AND SAFETY SIGNAGE</u>					
<u>Fire signage for escape routes, as specification N15.110</u>					
Fire signage					
g	all required signs as drawings GA360 - 362	Item			
<u>Fire signage for equipment and safety, as specification N15.110A</u>					
Fire signage					
h	all required signs as drawings GA360 - 362	Item			
		To Collection		£	
YMCA Merthyr Tydfil					
7N/36					

Item	SECTION NO. 7 - SECTION N		£ p
<u>N17 PORTABLE FIRE FIGHTING SYSTEMS</u>			
<u>Fire extinguishers and blankets as specifications N17.110A, 120 and 150</u>			
Water extinguishers complete with appropriate signage and fixing brackets			
a	as specification N17.120A	nr 15	
Co2 extinguishers complete with appropriate signage and fixing brackets			
b	as specification N17.110A	nr 15	
Fire blankets complete with appropriate signage and fixing brackets			
c	as specification N17.150	nr 10	
Maintenance and training			
d	allow for first yearly maintenance as specification N17.940 and for training as specification N17.930	Item	
YMCA Merthyr Tydfil		To Collection	£
7N/37			

Item

COLLECTION

SECTION NO. 7 - SECTION N

£ p

Page 7N/1 |

" 7N/2 |

" 7N/3 |

" 7N/4 |

" 7N/5 |

N: FURNITURE/EQUIPMENT

carried to Summary of Section No. 7

£

Item		SECTION NO. 7 - SECTION P			£	p
<u>P: BUILDING FABRIC SUNDRIES</u>						
<u>P10 SUNDRY INSULATION/PROOFING</u> <u>WORK/FIRE STOPS</u>						
<u>Fire stopping as specification P12.130</u>						
Fire stopping to all penetrations through fire walls (refer to drawings GA360, 361 and 362)						
a	allow here or in builders work in connection with services in Section 9	Item				
<u>Fire stopping as specification P10.160</u>						
Fire stopping to tops of walls as drawings GA360, 361 and 362						
b	generally	Item				
<u>Vapour barrier, 1000 gauge; lapped and taped</u> <u>joints; lapped and taped joints to adiecent surfaces</u>						
Across members						
c	members at 400 centres; vertical	m2	130			
d	members at 400 centres; to soffits; horizontal	m2	92			
e	members at 400 centres; to soffits; vertical	m2	289			
<u>P20 UNFRAMED ISOLATED TRIMS/</u> <u>SKIRTINGS/SUNDRY ITEMS</u>						
<u>Wrot softwood as specification P20.110, including</u> <u>priming</u>						
Skirtings, picture rails, architraves and the like						
f	50 x 25 skirtings	m	74			
g	50 x 25; rounded edges -1; skirtings	m	2			
h	50 x 25; rebates -1; skirtings	m	90			
j	50 x 32; rebates -1; skirtings	m	59			
k	75 x 25 skirtings	m	25			
		To Collection		£		
YMCA Merthyr Tydfil		7P/39				

Item		SECTION NO. 7 - SECTION P		£	p
<u>P20 UNFRAMED ISOLATED TRIMS/ SKIRTINGS/SUNDRY ITEMS (Cont'd)</u>					
<u>Wrot softwood as specification P20.110, including priming (Cont'd)</u>					
Skirtings, picture rails, architraves and the like (Cont'd)					
a	75 x 50; moulded picture rails	m	26		
b	150 x 25; rebates -1; skirtings	m	24		
c	150 x 32; rebates -1; skirtings	m	27		
d	225 x 38; moulded skirtings	m	63		
e	225 x 38; moulded skirtings; to curve	m	13		
<u>Stainless steel as specification L30.580A</u>					
Handrails across window openings; 50 diameter; end brackets and fixing to existing masonry					
f	400 long	nr	2		
g	1100 long	nr	3		
h	1250 long	nr	3		
j	1350 long	nr	3		
k	1400 long	nr	6		
l	1500 long	nr	1		
m	2350 long	nr	6		
n	2800 long	nr	6		
o	3000 long	nr	1		
p	3600 long	nr	2		
		To Collection		£	
YMCA Merthyr Tydfil		7P/40			

Item

COLLECTION

P: BUILDING FABRIC SUNDRIES

Carried to Summary of Section No. 7

SECTION NO. 7 - SECTION P

£ p

Page 7P/1

" 7P/2

£

Item

SECTION NO. 7 - SECTION R

£ p

R: DISPOSAL SYSTEMS

R11 FOUL DRAINAGE ABOVE GROUND

Linear drainage channels as specification R11.310A

Drainage channels

a setting in timber floor; additional timber supports as required

m

17

Extra over for

b outlets

nr

4

R: DISPOSAL SYSTEMS

Carried to Summary of Section No. 7

£

Item

SECTION NO. 7 - SECTION X

£ p

X: TRANSPORT SYSTEMS

X10 LIFTS

Lifts

Note this is included in the electrical tender package,
check priced there, if not price below

a main lift ground floor to thrid floor

Item

b platform lift between ground floor and raised floor to
lift lobby

Item

X: TRANSPORT SYSTEMS

Carried to Summary of Section No. 7

£

<u>SUMMARY</u>		SECTION NO. 7 INTERNAL WORKS		£	p
C: EXISTING SITE/BUILDINGS/SERVICES	Page 7C/3				
E: IN-SITU CONCRETE/LARGE PRECAST CONCRETE	" 7E/1				
F: MASONRY	" 7F/3				
G: STRUCTURAL/CARCASSING METAL/TIMBER	" 7G/3				
J: WATERPROOFING	" 7J/1				
K : LININGS/SHEATHING/DRY PARTITIONING	" 7K/4				
L: WINDOWS/DOORS/STAIRS	" 7L/9				
M: SURFACE FINISHES	" 7M/8				
N: FURNITURE/EQUIPMENT	" 7N/6				
P: BUILDING FABRIC SUNDRIES	" 7P/3				
R: DISPOSAL SYSTEMS	" 7R/1				
X: TRANSPORT SYSTEMS	" 7X/1				
<u>SECTION NO. 7 INTERNAL WORKS</u>					
Carried to General Summary				£	
7S/1					
YMCA Merthyr Tydfil					

Item		SECTION NO. 8 - SECTION C		
	<u>SECTION NO. 8</u> <u>Generally</u> a For description of materials and workmanship; method of measurement and what rates are to include, the Contractor is referred to the specifications, the descriptions and other information therein given being read in conjunction with and as supplementary to the descriptions given in this Section b The works have not been measured in accordance with SMM7/NRM, and omnibus descriptions have been included. The Contractor is to include in his prices for all works covered by these descriptions. <u>EXTERNAL ENVELOPE</u> <u>C: EXISTING SITE/BUILDINGS/SERVICES</u> <u>C40 CLEANING MASONRY/CONCRETE</u> <u>Cleaning all existing facing brickwork, as specification section C40</u> Cleaning surfaces c complete building including all rebuilt areas <u>Cleaning all existing facing terracotta, as specification section C40</u> Cleaning surfaces d complete building including all rebuilt areas <u>C41 REPAIRING/RENOVATING/CONSERVING MASONRY</u> <u>Repointing all existing facing brickwork, as specification section F25</u> Repointing e complete building	Item Item Item Item Item Item To Collection	£ p	
	YMCA Merthyr Tydfil 8C/1		£	

Item	SECTION NO. 8 - SECTION C			
	C41 REPAIRING/RENOVATING/CONSERVING MASONRY (Cont'd)			£ p
	<u>Repointing all existing facing brickwork, as specification section F25 (cont'd)</u>			
	Repointing (cont'd)			
a	complete outbuilding to sunken courtyard (new bat roost)	Item		
	<u>Repointing all existing facing terracotta, as specification C41.810 - 860 and F25</u>			
	Repointing			
b	complete building	Item		
c	control samples as specification C41A.190	Item		
	<u>Carefully taking down and rebuilding</u>			
	Exact areas of rebuilding to be agreed with Architect and engineer on site			
d	allow for carefully taking down and rebuilding 25% of walls of outbuilding to sunken courtyard (new bat roost), including inserting 4mm lapped helical stainless steel reinforcing bars at 225 vertical centres	Item		
	<u>Strengthening walls</u>			
	Strengthening existing walls			
e	allow for strengthening all external walls of outbuilding to sunken courtyard (new bat roost); raking out joints and supplying and inserting 4mm lapped helical stainless steel reinforcing bars at 225 vertical centres; to 75% of area	Item		
	<u>C90 ALTERATIONS - SPOT ITEMS</u>			
	<u>Front elevation as drawing R141</u>			
	Removing; making good structures; making good finishings			
f	render between pairs of columns to ground floor level; 4nr; as item 4 on drawing	Item To Collection	£	
	YMCA Merthyr Tydfil	8C/2		

Item

COLLECTION

C: EXISTING SITE/BUILDINGS/SERVICES

Carried to Summary of Section No. 8

SECTION NO. 8 - SECTION C

£ p

Page 8C/1

" 8C/2

£

D: GROUNDWORK**D20 EXCAVATING AND FILLING**Topsoil to be obtained off site

Filling to external planters and the like; to roof of new bat roost

a 200 thick

m2

13

D: GROUNDWORK

Carried to Summary of Section No. 8

£

Item	SECTION NO. 8 - SECTION F			£	p
<u>F: MASONRY</u>					
<u>F10 BRICK/BLOCK WALLING</u>					
<u>Facing bricks; in coloured lime mortar; as specification F10.111</u>					
Walls					
a	215 thick of 2 single skins of brickwork with mortar joint between and tied together with stainless steel ties; stall riser as drawing A702; 375 high	m	3		
Copings					
b	half round copings to tops of existing 215 wide walls; to match existing	m	5		
<u>Brickwork, salvaged from demolitions as specification F10.111; in coloured lime mortar</u>					
Cavity walls					
c	brickwork inner skin, (cavity and terracotta outer skin; stainless steel wall ties included elsewhere); to gable ends of building	m²	4		
Chimney stacks					
d	chimneys to south west and north east elevations; 2nr; as drawings R144, R145, R146 and R147	Item			
e	Extra; chimney pots; polyester powder coated aluminium; to M & E specification	nr	8		
f	Chimneys to front , south east elevation; 2nr; as drawings R145, R146 and R147	Item			
To Collection				£	

Item	SECTION NO. 8 - SECTION F			£	p
<u>F10 BRICK/BLOCK WALLING (Cont'd)</u>					
<u>Brickwork, salvaged from demolitions as specification F10.111; in coloured lime mortar (cont'd)</u>					
Chimney stacks (cont'd)					
a	chimney to rear elevation, north west, using salvaged bricks from previously demolished and recorded stack (currently stored off site; allow for arranging for materials to be returned to site); as drawing R144, R146 and R147	nr	1		
b	Extra; chimney pots; polyester powder coated aluminium; to M & E specification	nr	4		
c	chimney to rear elevation, north west, as drawing R144, R146 and R147; <u>approximate</u>	nr	1		
d	central chimney stack as drawings R144, R146 and R147	nr	1		
e	Extra; chimney pots; polyester powder coated aluminium; to M & E specification	nr	2		
To Collection				£	

Item		SECTION NO. 8 - SECTION F		£ p	
<u>F10 BRICK/BLOCK WALLING (Cont'd)</u>					
<u>Concrete blockwork, as specification F10.355A, in cement lime mortar and facing brickwork salvaged from demolitions, as specification F10.230A, in lime mortar; coloured mortar to facing brickwork</u>					
Chimney stacks					
a 375 thick, comprising 100 facing brick outer skin, 175 cavity with 125 thick cavity wall insulation and 100 blockwork inner skin; stainless steel wall ties; to rear gable wall	m ²	43			
Walls					
b 320 thick cavity walls comprising 100 block inner skin, 120 cavity with stainless steel wall ties as specification F30.215 and with 70 cavity wall insulation, as specification F30.155 and 100 brickwork outer skin	m ²	5			
<u>F21 NATURAL STONE ASHLAR WALLING/DRESSINGS</u>					
<u>Pennant stonework; bedding in coloured lime mortar</u>					
Window sills					
c 100 x 150 x 2200 long; once dressed	nr	1			
<u>F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/BLOCK WALLING</u>					
<u>Weep vents; open perpend joints</u>					
Weep vents, as specification F30.130					
d to terracotta faced brickwork chimneys	nr	48			
e to brickwork chimneys	nr	36			
<u>Pointing in flashings; in lime mortar</u>					
Pointing in flashings					
f to existing masonry; horizontal	m	61			
To Collection		£			
YMCA Merthyr Tydfil		8F/7			

Item	SECTION NO. 8 - SECTION F		£ p	
<u>F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/BLOCK WALLING (cont'd)</u>				
<u>Pointing in flashings; in lime mortar (cont'd)</u>				
Pointing in flashings (cont'd)				
a to existing masonry walls; horizontal; to curved walls	m	17		
b to new masonry; horizontal	m	5		
c to existing masonry; stepped	m	55		
d to new masonry; stepped	m	3		
<u>Air bricks</u>				
Cast iron airbricks as specification F30.160A				
e cutting out existing external cavity walls and providing and inserting air bricks with liners and internal grilles	nr	7		
To Collection			£	

Item

COLLECTION

F: MASONRY

Carried to Summary of Section No. 8

SECTION NO. 8 - SECTION F

£ p

Page 8F/1

" 8F/2

" 8F/3

" 8F/4

£

Item	SECTION NO. 8 - SECTION G			£	p
<u>G: STRUCTURAL/CARCASSING METAL/TIMBER</u>					
<u>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING</u>					
<u>Sawn softwood; preservative treated, as specification G20.210</u>					
External walls					
a	90 x 38 CLS studwork at maximum 400 centres; 90 thick insulation batts between studs, as specification P10.190A and facing externally with 12 thick WBP bonded external grade plywood and with insulation board as specification H92.776	m²	94		
b	90 x 38 CLS studwork at maximum 400 centres; 90 thick insulation batts between studs, as specification P10.190A and facing externally with 18 thick WBP bonded external grade plywood and with insulation board as specification H92.776	m2	25		
c	140 x 38 CLS studwork at maximum 600 centres; 140 thick pavaflex insulation batts between studs, as specification P10.192 and facing externally with 12 thick WBP bonded external grade plywood	m2	11		
External wall members to rooflight kerbs					
d	100 x 50 studwork at 600 centres with 100 thick insulation quilt between studs, as specification P10.190A and facing studs externally with 18 thick WBP bonded external grade plywood; 800 x 800 x 250 high	nr	2		
<u>Sawn softwood; preservative treated, as specification G20.270</u>					
Firrings					
e	50 wide x maximum 75 high; at 600 centres; to timber joists	m²	59		
Tilting fillets					
f	100 x 50; triangular	m	40		
To Collection				£	
YMCA Merthyr Tydfil		8G/10			

Item		SECTION NO. 8 - SECTION G			£	p
<u>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING (Cont'd)</u>						
<u>Sawn softwood; preservative treated, as specification G20.270 (Cont'd)</u>						
Battens to flat roofs						
a	50 x 50 at 600 centres on way; fixing through 100 insulation to timber joists below	m2	59			
Support battens to chimney gutters						
b	50 x 50	m	6			
c	50 x 50; fixing to masonry	m	5			
Support battens to zinc cladding						
d	50 x 50 vertical battens at 400 centres one way; fixing through insulation board and 18 thick plywood to studwork behind	m2	25			
e	75 x 50	m	52			
<u>Wrot softwood; preservative treated</u>						
Fascia boards						
f	200 x 20; double boards with moulded bottom edges; as drawing GA 603	m	16			
Soffit boards						
g	100 x 20	m	16			
To Collection				£		
YMCA Merthyr Tydfil		8G/11				

Item

COLLECTION

G: STRUCTURAL/CARCASSING METAL/TIMBER

Carried to Summary of Section No. 8

SECTION NO. 8 - SECTION G

£ p

Page 8G/1

" 8G/2

£

Item	SECTION NO. 8 - SECTION H			£	p
<u>H: CLADDING/COVERING</u>					
<u>H10 PATENT GLAZING</u>					
<u>Polyester powder coated aluminium patent glazing system as specification H10.115; Pilkingtons Optifloat Opal glass to inner pane of double glazing; ridge flashing</u>					
Roof areas; 1nr; as drawing A303 and SC02 and GA603; Contractor designed					
a	45 degree double pitched rooflight; approximately 3800 x 2330 on plan; fixing to steel work to 2 sides and to tops of stud walls to 2 sides	nr	1		
<u>H11 CURTAIN WALLING</u>					
<u>Polyester powder coated aluminium patent glazing system as specification H11.110</u>					
Windows					
b	window WF27 mezzanine floor level to roof level	nr	1		
c	Extra; louvred ventilation openings with insulated backing plates and drawings GA320 and 400	nr	2		
d	Extra; opacified glazing with insulated panels behind as drawing GA400	nr	1		
e	Extra; brick panels between glazed sections with insulated backing panels; at mezzanine level	nr	1		
f	Extra; brick panels between glazed sections with insulated backing panels; above windows to roof level	nr	1		
<u>H20 RIGID SHEET CLADDING; EXTERNALLY</u>					
<u>External grade WBP bonded conifer plywood, 18 thick</u>					
Roofs					
g	over 300 wide; vertical; to timber base	m2	32		
h	over 300 wide; to timber base; horizontal	m²	59		
		To Collection		£	
YMCA Merthyr Tydfil		8H/13			

Item		SECTION NO. 8 - SECTION H		£	p
<u>H20 RIGID SHEET CLADDING; EXTERNALLY (cont'd)</u>					
<u>External grade WBP bonded conifer plywood, 18 thick (cont'd)</u>					
Roofs (cont'd)					
a	300 wide support board for single ply roofing at eaves of slate roofs	m	24		
b	300 wide support boards for leadwork at eaves of slate roofs	m	1		
c	300 wide support boards for leadwork to valley gutters	m	15		
d	150 wide support boards for leadwork to chimney back gutters	m	5		
Fascia boards					
e	300 high; over windows as drawing GA601 section X1	m	5		
<u>H62 NATURAL SLATING</u>					
<u>Natural slates; 50 x 25 treated sotwood battens and breather membrane underlay; 50 x 38 counterbattens fixed with screws through 80 thick insulation; as specification H62.105</u>					
Roof coverings					
f	45 degree pitch	m ²	289		
Abutments, as specification H62.660 and 670					
g	to dormer stud walls at sides of roof slope	m	39		
h	to masonry at sides of slopes; slate and half slates as required	m	44		
j	to glass rooflight at sides of slope; slate and half slates as required	m	11		
k	to masonry at base of slopes; double course of slates and dressing over tilting fillet	m	5		
		To Collection		£	
YMCA Merthyr Tydfil		8H/14			

Item		SECTION NO. 8 - SECTION H		£	p
	<u>H62 NATURAL SLATING (cont'd)</u>				
	<u>Natural slates; 50 x 25 treated sotwood battens and breather membrane underlay; 50 x 38 counterbattens fixed with screws through 80 thick insulation; as specification H62.105 (cont'd)</u>				
	Abutments (cont'd)				
a	to masonry at tops of slopes	m	3		
b	to dormer studwork at tops of slopes	m	6		
	Eaves				
c	double course at eaves and dressing underlay into gutters	m	40		
	Eaves at junction to flat roofs and masonry				
d	double course at eaves and dressing underlay over tilting fillet	m	24		
	Ridges, as specification H62.740A				
e	ridge tiles and additional layer of underlay dressed over ridge	m	33		
f	Extra; bat ridge tiles (or 20 x 100 gaps under ridge tiles)	nr	4		
	Valleys, as specification H62.615				
g	cutting tiles to rake each side; tile and half tiles as required; additional layer underfelt dressed over valleys and over tilting fillets each side	m	8		
	<u>H71 LEAD SHEET COVERINGS/FLASHINGS</u>				
	<u>Milled lead; patination oil, as specification H71</u>				
	Roof coverings; Code 6				
h	to falls and cross falls; to plywood base	m2	12		
	Extra over for				
j	turning down into gutters; welted edges	m	15		
k	turning up 300 high at junctions to roof/rooflight	m	6		
		To Collection		£	
	YMCA Merthyr Tydfil				
	8H/15				

Item		SECTION NO. 8 - SECTION H		£	p
<u>H71 LEAD SHEET COVERINGS/FLASHINGS</u> <u>(cont'd)</u>					
<u>Milled lead; patination oil, as specification H71</u> <u>(cont'd)</u>					
Wall coverings; Code 6					
a	vertical to dormers	m2	10		
Apron flashings; Code 4					
b	dressing to sides of proprietary roof vents and dressing under lead roof; as drawing GA 603	m	6		
c	300 girth; bends -1; dressing over slate roofs; dressing under lead cladding	m	5		
Stepped flashings and soakers; Code 4					
d	soakers to suit slate size and gauge and stepped flashings; bends -2; welted edges -1; fixing to plywood	m	10		
Flashings; Code 5, as specification H71.430					
e	150 girth; bend - 1; welted edges -1; wedging into grooves with lead wedges - 1	m	19		
f	150 girth; bends -2; welted edges - 1; fixing to plywood	m	6		
g	300 girth; dressing under slating and over glass and glazing bars of rooflight; to sides of roof slope	m	11		
Stepped flashings and soakers; Code 5 and Code 4, as specification H71.440					
h	soakers to suit slate size and gauge and stepped flashings; bends -2; welted edges -1; fixing to plywood	m	39		
j	soakers to suit slate size and gauge and stepped flashings; bends -1; welted edges -1; wedging into grooves with lead wedges - 1	m	44		
Chimney back gutters; Code 5, as specification					
k	700 girth; bends -4; welted edges - 1	m	5		
		To Collection		£	
YMCA Merthyr Tydfil		8H/16			

Item		SECTION NO. 8 - SECTION H		£	p
<u>H71 LEAD SHEET COVERINGS/FLASHINGS</u> <u>(cont'd)</u>					
<u>Milled lead; patination oil, as specification H71</u> <u>(cont'd)</u>					
Apron flashings; Code 5, as specification H71.410					
a	300 girth; bends - 2; dressing over slating - 1; wedging into grooves with lead wedges - 1	m	3		
b	300 girth; bends - 3; dressing over slating - 1; fixing to plywood -1	m	6		
Valley gutters, Code 4, as specification H71.230					
c	800 girth; bends -2; dressing over tilting fillets -2; welted edges -2	m	8		
Saddles; Code 5					
d	saddles at junction of ridges and valleys	nr	1		
e	saddles at junction of ridges and masonry	nr	5		
Linings to openings in walls; Code 5					
f	allow for linings around chute openings in walls; as item 10 on drawing 3510 GA 350 and as drawing 3510 GA 505; 4nr	Item			
Dpc trays to chimneys; Code 6; purpose made to suit chimneys and existing/new ducts; 25 upstands to all flues/ducts; painting with two coats bitumen paint; as specification H71.476					
g	to 2600 x 650 chimneys	nr	2		
h	to 3000 x 600 chimneys	nr	2		
j	to 2600 x 750 chimneys	nr	1		
k	to 2600 x 900 chimneys	nr	1		
Cappings to terracotta cornices; Code 6, as specification H71.250					
l	dressing over and fixing to masonry and turning down at edges with welted drip	m ²	37		
		To Collection		£	
YMCA Merthyr Tydfil		8H/17			

Item		SECTION NO. 8 - SECTION H	
	H71 LEAD SHEET COVERINGS/FLASHINGS <u>(cont'd)</u>		
	Milled lead; patination oil, as specification H71 <u>(cont'd)</u>		
	Lead slates and collars		
a	around extract ventilation pipes through roof	nr	3
	H74 ZINC STRIP SHEET COVERINGS/FLASHINGS		
	Zinc as specification H74.151, including underlay		
	Wall coverings		
b	vertical; to plywood base	m2	32
	Fascia panels over windows		
c	300 high, as drawing GA601 section X1	m	5
	Top and bottom of cladding		
d	proprietary continuous ventilation grilles	m	22
	Abutments to existing masonry walls		
e	flashings	m	5
	Flashings		
f	drip flashings over windows, as drawing GA601 section X1	m	5
		To Collection	£

Item

COLLECTION

H: CLADDING/COVERING

Carreid to Summary of Section No. 8

SECTION NO. 8 - SECTION H

£ p

Page 8H/1 |

" 8H/2 |

" 8H/3 |

" 8H/4 |

" 8H/5 |

" 8H/6 |

£ |

Item		SECTION NO. 8 - SECTION J		£	p
<u>J: WATERPROOFING</u>					
<u>J42 SINGLE LAYER POLYMERIC ROOF COVERINGS</u>					
<u>Single ply roof coverings on minimum 125 thick tapered PIR insulation; as specification J42.110C</u>					
Roof coverings					
a	flat; to plywood base; to parapet gutter areas	m²	30		
b	Extra; extending roof through openings in 650 thick walls; 4nr; as drawing 3510 GA 350 item 10	Item			
c	flat; to plywood base; to roof of first floor curved bays	m²	10		
d	flat; to plywood base; to roof of lift shaft	m2	5		
Eaves					
e	to lift	m	9		
f	to curved eaves; turning down into gutters	m	14		
Abutments					
g	to masonry walls; turning up roofing membrane	m	48		
h	to stud walls; turning up roofing membrane	m	25		
<u>Single ply roof coverings as specification J42.110D</u>					
Roof coverings					
j	flat to plywood base	m²	47		
Abutments					
k	to pitched roofs; turning up roofing membrane and dressing over tilting fillet	m	19		
		To Collection		£	

Item	SECTION NO. 8 - SECTION J		£	p
<u>J42 SINGLE LAYER POLYMERIC ROOF COVERINGS (Cont'd)</u>				
<u>Single ply roof coverings as specification J42.110D</u>				
Abutments (cont'd)				
a to rooflights; turning up roofing membrane	m	6		
b to masonry walls; turning up roofing membrane	m	5		
Eaves				
c turning down membrane and dressing into gutters	m	19		
Verges				
d turning up and dressing over verge batten	m	9		
YMCA Merthyr Tydfil		To Collection	£	.
8J/21				

Item

COLLECTION

J: WATERPROOFING

Carreid to Summary of Section No. 8

SECTION NO. 8 - SECTION J

£ p

Page 8J/1

" 8J/2

£

Item		SECTION NO. 8 - SECTION L			
	<u>L: WINDOWS/DOORS/STAIRS</u> <u>L10 WINDOWS/ROOFLIGHTS/SCREENS/LOUVRES</u> <u>New wrot softwood, preservative treated windows and frames; double glazed in accordance with BS6206 to achieve minimum U-value of 1.6W/sq.m.C; weatherproof seals to all opening lights; details as drawing A302; including wrot softwood treated cover fillets and window boards; bedding and pointing frames with coloured polysuphide mastic internally and externally; priming all components off site; as specification L10.250A and L40.210A; and as drawings A704 - A707</u> Windows and window frames; as drawing A300 and SC01				£ p
a	WG01, 02, 03 and 04; approximately 2850 x 3400; type 18a and 18b and as drawing A 701; including infill to jambs and head and cill detail	nr	4		
b	Extra; partial timber infill panel as type 18a	nr	2		
c	un-numbered windows next DG01 and DG02; approximately 1300 x 3207; as drawing A702; including cill detail	nr	2		
d	un-numbered windows next DG06; as drawing A703; approximately 1300 x 3432; as drawing A703; including cill detail	nr	2		
e	WG06; approximately 1170 x 2030; type 14 but louvered panels in lieu glazing, see drawing 3510 GA 403	nr	1		
f	WuG01 and 02; approximately 1000 x 1100; type 20; see also drawing A702	nr	2		
g	WuG03; approximately 2425 x 1100; type 19; see also drawing A703	nr	1		
h	WuG04; approximately 990 x 500; type 21; louvered panels in lieu glazing, see drawing 3510 GA 403	nr	1		
		To Collection		£	
	YMCA Merthyr Tydfil	8L/23			

Item	<u>L10 WINDOWS/ROOFLIGHTS/SCREENS/LOUVRES (cont'd)</u>	SECTION NO. 8 - SECTION L			£ p
	<u>New wrot softwood, preservative treated windows and frames; double glazed in accordance with BS6206 to achieve minimum U-value of 1.6W/sq.m.C; weatherproof seals to all opening lights; details as drawing A302; including wrot softwood treated cover fillets and window boards; bedding and pointing frames with coloured polysuphide mastic internally and externally; priming all components off site; as specification L10.250A and L40.210A (cont'd)</u> Windows and window frames; as drawing A300 and SC01 (cont'd)				
a	WM01, 02, 03, 06 and 07; approximately 1350 x 2450; type 4	nr	5		
b	WM04, 05; approximately 1250 x 2450; type 5	nr	2		
c	WM12, 13, 14, 19, 20, 21; approximately 2730 x 2270; type 3	nr	6		
d	WF 03, 04, 05, 06, 07, 08, 09, 10, 11 and 12; approximately 910 x 2100; type 6	nr	10		
e	WF01 and 02; approximately 1250 x 2100; type 7	nr	2		
f	WF15 and WS12; approximately 530 x 1720; type 12	nr	2		
g	WF16, 17, 18, 24, 25 and 26; approximately 1368 x 2300; type 2	nr	6		
h	WS01 and 11; approximately 1250 x 1550; type 9	nr	2		
j	WS02; approximately 1300 x 1550; type 10	nr	1		
k	WS03, 04, 05, 07, 08 and 09; approximately 1150 x 1650; type 8	nr	6		
l	WS06 and 10; approximately 400 x 1320; type 11	nr	2		
m	WS13, 14, 15, 16, 17, 18, 19, 20, 21, 27, 28, 29, 30, 31, 32, 33, 34 and 35; approximately 610 x 1550; type 1	nr	18		
		To Collection		£	
	YMCA Merthyr Tydfil	8L/24			

Item				SECTION NO. 8 - SECTION L £ p
	<u>L10 WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES (cont'd)</u> <u>Polyester powder coated aluminium framed windows, double glazing in accordance with BS6206 to achieve minimum U-value of 1.4W/sq.m.C; as specification L10.340 and L40.210A; matching aluminium sills; bedding and pointing in coloured polysulphide sealant internally and externally</u> Windows and window frames; as drawing A300 and SC01			
a	to upper ground floor rear elevation; to existing opening; as drawing GA 310 item 13; window with ventilated grille and insulated backing plate	nr	1	
	<u>Polyester powder coated aluminium framed windows, double glazing in accordance with BS6206 to achieve minimum U-value of 1.4W/sq.m.C; as specification L10.340 and L40.381; matching aluminium sills; bedding and pointing in coloured polysulphide sealant internally and externally; mainifestations as specification L40.630</u> Windows and window frames; as drawing A300 and SC01			
b	WT03 and WT04; approximately 2600 x 2400; as drawing GA 400; Pilkingtons Optifloat Opal glass to inner skin of double glazing	nr	2	
c	WT05 and WT06; approximately 510 x 1650; type 27	nr	2	
	<u>Aluminium rooflights as specification L10.481</u> Rooflights to pitched slate roofs			
d	single rooflights; 900 x 900; WT11 and WT13	nr	2	
e	double rooflights with type A links; 1800 x 900; WT09, WT12 and WT15	nr	3	
f	triple rooflights with type A links; 2700 x 900; WT10 and WT14	nr	2	
		To Collection		£
	YMCA Merthyr Tydfil	8L/26		

Item		SECTION NO. 8 - SECTION L		£	p
<u>L10 WINDOWS/ROOFLIGHTS/SCREENS/LOUVRES (cont'd)</u>					
<u>Aluminium rooflights as specification L10.481 (cont'd)</u>					
Proprietary Air Trak ventilators					
a	750 x 750; fitting within lead roof to timber kerbs	nr	2		
<u>Rooflights as specification L10.460A and L40.381</u>					
Rooflights to flat roofs					
b	flat roof rooflights; 800 x 800; WT07 and WT08	nr	2		
<u>L20 DOORS/SHUTTERS/HATCHES</u>					
<u>New wrot softwood, preservative treated doors and frames; louvred doors; weather seals all around; details as drawing A302; including wrot softwood treated cover fillets and architraves; bedding and pointing frames with coloured polysulphide mastic internally and externally; as specification L20.270A and 310</u>					
Door sets; as drawings A304 and A305 and SC03					
c	DG01 and 02; approximately 1000 x 2185; type 3; 75 x 50 moulded architraves; also see drawing A702	nr	2		
d	Extra; matching timber panel and support battens between doors DG01 and DG02	nr	1		
e	DG04; approximately 3180 x 3130; including glazed fanlight over and glazed side screens; see also drawing A 700	nr	1		
f	DG06; approximately 2425 x 2185; type 1; including side screens; see also drawing A703	nr	1		
g	DG09; FD30 louvred door and frame; approximately 980 x 2200 high; type 5; as drawing GA505 and GA403	nr	1		
		To Collection		£	
YMCA Merthyr Tydfil		8L/27			

Item

COLLECTION

L: WINDOWS/DOORS/STAIRS

Carried to Summary of Section No. 8

SECTION NO. 8 - SECTION L

£ p

Page 8L/1 |

" 8L/2 |

" 8L/3 |

" 8L/4 |

" 8L/5 |

£ |

Item	SECTION NO. 8 - SECTION M			£	p
<u>M: SURFACE FINISHES</u>					
<u>M20 PLASTERED/RENDERED/ROUGHCAST COATINGS</u>					
<u>Insulated external render system; to existing masonry; as specification H92.125</u>					
Walls					
a	over 300 wide; to existing brickwork base	m²	73		
b	over 300 wide; to blockwork base	m²	15		
<u>Hydraulic lime render, as specification M20.310A but externally</u>					
Walls					
c	not exceeding 300 wide; to existing brickwork base; to ground floor between columns to front elevation; preparing base and dubbing out as required	m	14		
<u>M60 PAINTING/CLEAR FINISHING</u>					
<u>Touch up primer and finishing coats as specification M60.150B</u>					
General surfaces; ready primed					
d	over 300 girth; to timber base	m²	4		
e	not exceeding 300 girth; to timber base	m	5		
Timber glazed doors; ready primed					
f	over 300 girth; panes 0.1 - 0.5m2	m²	2		
To Collection				£	

Item		SECTION NO. 8 - SECTION M		£	p
<u>M60 PAINTING/CLEAR FINISHING (Cont'd)</u>					
<u>Touch up primer and finishing coats as specification M60.150B (Cont'd)</u>					
	Timber windows; ready primed				
a	over 300 girth; panes not exceeding 0.1m2 each	m²	156		
b	over 300 girth; panes not exceeding 0.1m2 each; <u>approximate</u>	m²	3		
c	over 300 girth; panes over 1m2	m²	30		
d	not exceeding 300 girth; timber subframes to metal windows	m	96		
<u>Touch up primer and finishing coats as specification M60.150C</u>					
	Metal windows, ready primed				
e	over 300 girth; panes not exceeding 0.1m2 each	m²	20		
<u>M60 PAINTING/CLEAR FINISHING EXTERNALLY</u>					
<u>One coat primer carried out before fixing members</u>					
	General surfaces				
f	not exceeding 300 girth	m	32		
<u>One coat primer and finishing coats as specification M60.150B</u>					
	General surfaces				
g	over 300 girth	m2	6		
<u>Touch up primer and finishing coats as specification M60.150B</u>					
	General surfaces; ready primed				
h	over 300 girth; to timber base	m²	4		
j	not exceeding 300 girth; to hardwood	m	5		

Item		SECTION NO. 8 - SECTION M			£	p
<u>M60 PAINTING/CLEAR FINISHING EXTERNALLY (cont'd)</u>						
<u>Touch up primer and finishing coats as specification M60.150B (cont'd)</u>						
	Timber glazed doors; ready primed					
a	over 300 girth; panes 0.1 - 0.5m2	m²	2			
	Timber windows; ready primed					
b	over 300 girth; panes not exceeding 0.1m2 each	m²	156			
c	over 300 girth; panes not exceeding 0.1m2 each; <u>approximate</u>	m²	3			
d	over 300 girth; panes over 1m2	m²	30			
e	not exceeding 300 girth; timber subframes to metal windows	m	96			
<u>Touch up primer and finishing coats as specification M60.150C but two undercoats not one undercoat</u>						
	Metal windows, ready primed					
f	over 300 girth; panes not exceeding 0.1m2 each	m²	20			

Item

COLLECTION

M: SURFACE FINISHES

Carried to Summary of Section No. 8

SECTION NO. 8 - SECTION M

£ p

Page 8M/1

" 5M/2

" 5M/3

£

Item

SECTION NO. 8 - SECTION N

£ p

N: FURNITURE/EQUIPMENT

N25 PERMANENT ACCESS AND SAFETY EQUIPMENT

Fall arrest systems, as specification N25.210

Contractor designed systems

a all as drawing 3510 GA 363

Single point anchorage devices, as specification N25.220

Contractor designed systems

b individual anchorages; **approximate**

Item

nr

10

N: FURNITURE/EQUIPMENT

Carried to Summary of Section No. 8

£

Item		SECTION NO. 8 - SECTION P	£ p
<u>P: BUILDING FABRIC SUNDRIES</u>			
<u>P10 SUNDRY INSULATION/PROOFING WORK/FIRE STOPS</u>			
<u>Pavatherm Sarking Insulation</u>			
Across members			
a 80 thick; members at 400 centres; horizontal; to roofs	m ² 269		
<u>Pavaflex insulation</u>			
Plain areas			
b 100 thick; horizontal	m ² 92		
Between members			
c 50 thick x 290 high; vertical	m 5		
<u>Breather membrane</u>			
Across members			
d members at 600 centres; vertical	m ² 9		
<u>Rockwool insulation quilt</u>			
Plain areas			
e 60 thick x 180 high; to web of steel beam	m 19		
f 100 thick x 180 high; to web of steel beam	m 19		
Between members			
g 75 thick; members at 600 centres; 50 high	m 19		
<u>P: BUILDING FABRIC SUNDRIES</u>			
Carried to Summary of Section No. 8			£
YMCA Merthyr Tydfil	8P/34		

Item

£ p

Q: PAVING/PLANTING/FENCING/SITE FURNITURE

Q30 SEEDING/TURFING

Seeding

To roof of bat roost building

a generally

m2 13

Q: PAVING/PLANTING/FENCING/SITE FURNITURE

Carried to Summary of Section No. 8

£

Item		SECTION NO. 8 - SECTION R			£	p
<u>R: DISPOSAL SYSTEMS</u>						
<u>R10 RAINWATER PIPEWORK/GUTTERS</u>						
<u>Polyester powder coated gutters and fittings and brackets; as specification R10.311A</u>						
Gutters and fittings						
a	150 x 100 nominal size	m	54			
Extra over for						
b	ends	nr	32			
c	outlets	nr	18			
<u>Polyester powder coated gutters and fittings and brackets and combined fascia and soffit system; as specification R10.321A</u>						
Combined gutters, fascias and soffits						
d	generally; over windows; as drawing 3510 GA 505	m	5			
<u>Polyester powder coated gutters and fittings and brackets and combined fascia and soffit system; as specification R10.323</u>						
Combined gutters, fascias and soffits						
e	generally; to roof to new first floor lobby and bridge landing	m	9			
<u>Traditional cast iron ogee gutters and fittings and brackets; 100 nominal size</u>						
To lead dormer roofs						
f	generally	m	16			
Extra over for						
g	angles	nr	4			
Curved gutters to first floor bay roofs						
h	generally	m	14			
				To Collection	£	
YMCA Merthyr Tydfil		8R/36				

Item		SECTION NO. 8 - SECTION R		£	p
<u>R10 RAINWATER PIPEWORK/GUTTERS</u>					
<u>Traditional cast iron ogee gutters and fittings and brackets; 100 nominal size (cont'd)</u>					
Extra over for					
a	stop ends	nr	4		
b	outlets	nr	4		
<u>Polyester powder coated aluminium pipes and fittings and brackets; as specification R10.370A</u>					
Pipes					
c	fixing through cladding to timber below; additional supports as required	m	20		
d	fixing to masonry	m	87		
Extra over for					
e	offsets, 200 projection	nr	4		
f	offsets, 100 projection	nr	4		
g	shoes	nr	20		
h	branches	nr	1		
j	connections to gutter outlets	nr	19		
k	connections to drain adaptors	nr	3		
l	rainwater hoppers; 215 x 215 x 150; connections to rainwater pipes	nr	4		
		To Collection		£	
YMCA Merthyr Tydfil		8R/37			

<u>Item</u>		SECTION NO. 8 - SECTION R			
	<u>R13 LAND DRAINAGE; APPROXIMATE</u> <u>Excavating trenches; earthwork support; compacting bottoms of excavations; backfilling with 40mm single sized free draining stone; impermeable geotextile lining to trench; disposing of surplus excavated material off site; 150 nominal size perforated land drain pipe; pvcu or clay, as specification R13.211; proprietary Geodrain membrane against existing wall</u> In trenches a 1000 - 1250 average	m	16		£ p
	<u>GENERALLY</u> <u>Marking</u> Marking the positions of holes, mortices and chases in the structure b generally <u>Testing</u> Testing c complete system with water	Item			
		Item			
	YMCA Merthyr Tydfil	8R/38	To Collection	£	

Item

COLLECTION

R: DISPOSAL SYSTEMS

Carried to Summary of Section No. 8

SECTION NO. 8 - SECTION R

£ p

Page 8R/1

" 8R/2

" 8R/3

£

<u>SUMMARY</u>		<u>SECTION NO. 8 - EXTERNAL ENVELOPE</u>		£	p
C: EXISTING SITE/BUILDINGS/SERVICES	Page 8C/3				
D: GROUNDWORK	" 8D/1				
F: MASONRY	" 8F/5				
G: STRUCTURAL/CARCASSING METAL/TIMBER	" 8G/3				
H: CLADDING/COVERING	" 8H/7				
J: WATERPROOFING	" 8J/3				
L: WINDOWS/DOORS/STAIRS	" 8L/6				
M: SURFACE FINISHES	" 8M/4				
N: FURNITURE/EQUIPMENT	" 8N/1				
P: BUILDING FABRIC SUNDRIES	" 8P/1				
Q: PAVING/PLANTING/FENCING/SITE FURNITURE	" 8Q/1				
R: DISPOSAL SYSTEMS	" 8R/4				
<u>SECTION NO. 8 EXTERNAL ENVELOPE</u>					
Carried to General Summary				£	
8S/1					
YMCA Merthyr Tydfil					

Item SECTION NO. 9 MECHANICAL AND ELECTRICAL INSTALLATIONS MECHANICAL INSTALLATIONS Mechanical installations generally The Mechanical installations are to be carried out in accordance with the Conditions of Contract; Specification for the Mechanical Engineering Systems and drawings which are issued with these Work Schedules. a the Contractor is to enter here his price for the entire work described in the above documents which is to include profit and attendances (note provisional sums for services connections and meters to building are included elsewhere). Provide completed copy of the Mechanical tender summary sheet with the tender submission. b At the tender submission the Contractor is to name the sub-contractor selected for the Works. This sub-contractor for the purposes of the contract will become a "domestic sub-contractor". Enter below the name of the proposed domestic sub-contractor: Attendances c provide scaffolding d unloading, storing and distributing materials e providing power and water f protecting g any other attendances required by sub-contractor Schedule h before the tender is let, the Contractor shall provide a schedule of rates and quantities which extends and totals to the figure inserted above. This schedule of rates and quantities will be used for the valuation of variations during the contract YMCA Merthyr Tydfil 9/1	SECTION NO. 9 - MECHANICAL AND ELECTRICAL INSTALLATIONS £ p
	Item Item Item Item Item Item Item Item Item Item Item To Collection £

**SECTION NO. 9 - MECHANICAL AND
ELECTRICAL INSTALLATIONS**

Item	<u>MECHANICAL INSTALLATIONS</u>	Item	£ p
	<u>Mechanical installations generally (Cont'd)</u>		
	General		
a	marking the positions of holes, mortices and chases in the structure	Item	
b	testing and commissioning of completed installation	Item	
c	preparing additional design and production information	Item	
d	preparing all drawings and other information required for the installations and as required by the specification	Item	
e	preparing operation and maintenance manuals including operating instructions, wiring diagrams, instructions, guarantees and reports	Item	
f	providing training to end user as required by the specification	Item	
	On-going maintenance		
g	during the 12 months defects period the Contractor will be responsible for specified maintenance	Item	
	Builders work in connection		
h	allow for all builders works required in connection with the mechanical installations	Item	
		To Collection	£

SECTION NO. 9 - MECHANICAL AND
ELECTRICAL INSTALLATIONS

£ p

Item

ELECTRICAL INSTALLATIONS

Electrical installations generally

The Electrical installations are to be carried out in accordance with the Conditions of Contract; Specification for the Electrical Engineering Systems and drawings which are issued with these Work Schedules

a the Contractor is to enter here his price for the entire work described in the above documents which is to include profit and attendances (note provisional sums for services connections and meters to building are included elsewhere). Provide completed copy of the Electrical tender summary sheet with the tender submission.

Item

b At the tender submission the Contractor is to name the sub-contractor selected for the Works. This sub-contractor for the purposes of the contract will become a "domestic sub-contractor". Enter below the name of the proposed domestic sub-contractor:

Item

Attendances

c provide scaffolding

Item

d unloading, storing and distributing materials

Item

e providing power and water

Item

f protecting

Item

g any other attendances required by sub-contractor

Item

Schedule

h before the tender is let, the Contractor shall provide a schedule of rates and quantities which extends and totals to the figure inserted above. This schedule of rates and quantities will be used for the valuation of variations during the contract

Item

General

j marking the positions of holes, mortices and chases in the structure

Item

**SECTION NO. 9 - MECHANICAL AND
ELECTRICAL INSTALLATIONS**

Item				£ p
	<u>ELECTRICAL INSTALLATIONS (cont'd)</u>			
	<u>Electrical installations generally (cont'd)</u>			
	General (cont'd)			
a	testing and commissioning of completed installation	Item		
b	preparing additional design and production information	Item		
c	preparing all drawings and other information required for the installations and as required by the specification	Item		
d	preparing operation and maintenance manuals including operating instructions, wiring diagrams, instructions, guarantees and reports	Item		
e	providing training to end user as required by the specification	Item		
	On-going maintenance			
f	During the 12 months defects period the Contractor will be responsible for specified maintenance	Item		
	Builders work in connection			
g	allow for all builders works required in connection with the electrical installations	Item		
		To Collection	£	

SECTION NO. 9 - MECHANICAL AND ELECTRICAL INSTALLATIONS

Item

COLLECTION

£ p

Page	9/1
"	9/2
"	9/3
"	9/4

SECTION NO. 9 MECHANICAL AND ELECTRICAL INSTALLATIONS

Carried to General Summary

£

Item	SECTION NO.10 - SITE PREPARATION	£	p
<u>BILL NO. 10 EXTERNAL WORKS, DRAINAGE AND SERVICES</u>			
a Note: Hydroc are to be given opportunity to review the design, detailing and positioning of rock anchors prior to ordering	Item		
b Design of all fencing and lighting column elements (including substructure and superstructure) is Contractor Designed and needs Hydroc approval before ordering	Item		
<u>Generally</u>			
c For description of materials and workmanship; method of measurement and what rates are to include, the Contractor is referred to the specifications, the descriptions and other information therein given being read in conjunction with and as supplementary to the descriptions given in this Section	Item		
d The works have not been measured in accordance with SMM7/NRM, and omnibus descriptions have been included. The Contractor is to include in his prices for all works covered by these descriptions.	Item		
<u>SITE PREPARATION</u>			
<u>GENERALLY</u>			
<u>Inspections</u>			
e allow for Hydroc to inspect the installation of specialist rock anchors to footbridge abutment before any further works proceed (see Hydroc Additional tender information)	Item		
To Collection		£	
YMCA Merthyr Tydfil	10SP/1		

<u>Item</u>		SECTION NO.10 - SITE PREPARATION	
	<u>D: GROUNDWORK</u> <u>D11 SOIL STABILISATION</u> Contractor designed by Westpointe Ltd. (Enabling Works Contractor) a Allow for adjusting or removing existing temporary ground anchors and steel mesh to slopes between building and rear car park; adjusting ground levels to a slope of 1 in 1; disposing of surplus excavated material off site; providing new permanent mesh and anchors as required; as drawing MTYMCA-HYD-XX-GF-DR-S-1002 (note this detail to apply also along rear of building and to slope to north west side of building as well) b Extra; covering banks with minimum 150 thick topsoil layer	Item Item To Collection	£ p £
	YMCA Merthyr Tydfil 10SP/2		

Item

SECTION NO.10 - SITE
PREPARATION

£ p

COLLECTION

Page 10SP/1 ||

" 10SP/2 ||

SITE PREPARATION

Carried to Summary of Section No.10

£

Item		SECTION NO.10 - CAR PARK			£	p
<u>CAR PARK</u>						
<u>CROSSOVER</u>						
<u>D20 EXCAVATING AND FILLING</u>						
<u>Excavating</u>						
a	Breaking up existing pavement; outside boundary of site in public highway; excavating to reduce levels and forming new vehicle crossover in tarmac to Local Authority requirements	m²	6			
b	Breaking up existing pavement; outside boundary of site in public highway; excavating to reduce levels and forming new pavement in tarmac and tactile paving slabs; to areas either side of crossover; to Local Authority requirements; <u>approximate</u>	Item				
c	Extra; taking up road kerbs and providing and fitting new dropper kerbs and dropped kerbs across new crossover; making good existing road up to new kerbs	m	5			
d	Extra; precast concrete kerbs, to Local Authority requirements to crossover	m	4			
<u>CAR PARK</u>						
<u>D: GROUNDWORK</u>						
<u>D20 EXCAVATING AND FILLING</u>						
<u>Excavating</u>						
To reduced levels						
e	not exceeding 250 deep; <u>approximate</u>	m³	43			
Soft spots						
f	generally; <u>approximate</u>	m³	10			
		To Collection		£		
YMCA Merthyr Tydfil		10CP/4				

Item		SECTION NO.10 - CAR PARK		£	p
<u>D20 EXCAVATING AND FILLING (Cont'd)</u>					
<u>Excavating (Cont'd)</u>					
Extra over excavations irrespective of depth for breaking out					
a	rock; <u>approximate</u>	m ³	2		
b	concrete; <u>approximate</u>	m ³	2		
c	reinforced concrete; <u>approximate</u>	m ³	2		
d	brickwork, blockwork or stonework; <u>approximate</u>	m ³	2		
<u>Disposal</u>					
Surface water					
e	generally	Item			
Excavated material					
f	off site; <u>approximate</u>	m ³	53		
<u>Granular material</u>					
Filling to make up levels					
g	not exceeding 250 average thickness; compacting in layers; <u>approximate</u>	m ³	25		
<u>Surface treatments</u>					
Compacting					
h	surfaces of granular fill; blinding with sand; <u>approximate</u>	m ²	289		
To Collection				£	
YMCA Merthyr Tydfil		10CP/5			

Item	<u>Q: PAVING/PLANTING/FENCING/SITE FURNITURE</u>		SECTION NO.10 - CAR PARK		£ p
	<u>Q10 KERBS/EDGINGS/CHANNELS/PAVING ACCESSORIES</u>				
	<u>Drainage channels, precast concrete dished channels; as drawing 3510 A-306</u>				
a	Marshall's dished channels including concrete bed and haunching; as specification Q10/110F		m	26	
b	Extra; stop ends		nr	2	
c	Extra; outlet		nr	1	
	<u>Precast concrete kerbs/edgings, concrete foundations and haunchings</u>				
	Kerbs				
d	Splayed; 125 x 255; 275 x 100 foundation and haunching one side; as specification Q10/110 A-C		m	38	
e	Bullnosed; 125 x 150; 275 x 100 foundation and haunching one side; as specification Q10/110 D		m	35	
f	Bullnosed; 125 x 150; 275 x 100 foundation and haunching one side; as specification Q10/110 D; to curve		m	2	
	<u>Q20 GRANULAR SUB-BASES TO ROADS/PAVINGS</u>				
	<u>Prior laying course aggregate as specification Q24.177A</u>				
	Filling to make up levels				
g	not exceeding 250 average thickness		m ³	72	
			To Collection		£
YMCA Merthyr Tydfil		10CP/6			

		<u>SECTION NO.10 - CAR PARK</u>					
<u>Item</u>							£ p
<u>Q20 GRANULAR SUB-BASES TO ROADS/PAVINGS (cont'd)</u>							
<u>Surface treatments</u>							
a	Compacting compacting; blinding with sand; as specification Q25/390	m ²	289				
<u>Q25 SLAB/BRICK/BLOCK/SETT/COBBLE PAVINGS</u>							
<u>Permeable concrete flags; Marshalls Priora; as specification Q25.315B</u>							
b	Pavings to falls, cross falls and to slopes not exceeding 15 degrees from horizontal; to granular material base	m ²	289				
<u>Sundries</u>							
c	Line marking; as specification Q10.395A not exceeding 300 mm	m	48				
d	disabled symbol	nr	1				
e	cross hatching	m ²	6				
<u>Q40 FENCING</u>							
<u>Jacksons Barbican Imperial vertical steel bar fencing to BS 1722-9; polyester powder coated finish; complete</u>							
f	1800 high above ground; as specification Q40/340	m	10				
		To Collection				£	
YMCA Merthyr Tydfil		10CP/7					

Item		SECTION NO.10 - CAR PARK		£ p	
<u>Q41 BARRIERS/GUARD RAILS</u>					
<u>Vehicle Safety Fence complete; as specification Q41/170</u>					
a	Car park barrier; including reinforced concrete strip foundation	m	26		
<u>Q50 SITE/STREET FURNITURE/EQUIPMENT</u>					
<u>Cycle shelters and stands</u>					
Autopa Ltd 3.5m Canterbury Cycle Shelter, galvanised finish; polycarbonate roof; fixing to concrete with bolts as manufacturers recommendations; as specification B91/340B					
b	generally	nr	1		
c	Autopa Clifton style cycle stands, rack of 5; casting into concrete; as specification Q50.210	Item			
d	Extra; concrete base to cycle shelter complete; including excavation; granular bed; concrete; formwork etc	nr	1		
<u>Litter Bins</u>					
Marshalls Heritage Litter Bin; fixing to base by bolting to ground level mounting plate; as specification Q50/240					
e	generally; <u>approximate</u>	nr	1		
<u>Cigarette Bins</u>					
Marshalls Ollerton Cigarette and Litter Bin; fixing in accordance with manufacturers recommendations; as specification Q50/242A					
f	generally; <u>approximate</u>	nr	1		
YMCA Merthyr Tydfil		To Collection		£	
10CP/8					

Item

COLLECTION

CAR PARK

Carried to Summary of Section No.10

SECTION NO.10 - CAR PARK

£ p

Page 10CP/1|
" 10CP/2|
" 10CP/3|
" 10CP/4|
" 10CP/5|

£|

<u>Item</u>		<u>SECTION NO.10 - FOOTBRIDGE</u>		
				£ p
	<u>FOOTBRIDGE</u>			
	<u>GENERALLY</u>			
	<u>Footbridge; as drawings A308, 309 and 310 and</u>			
	<u>Hydroc drawing 1330; complete; including:</u>			
	Footbridge; 10.4m span			
a	structural steelwork; as Hydroc drawing 1330;			
	including galvanising and finishing with glass flake			
	paint and fixing to new extension steelwork	Item		
b				
	1100 x 450 thick solid brickwork pier x 2000 high;			
	stainless steel ladder type joint reinforcement at 225			
	vertical centres; capped with pennant stone; 2nr	Item		
c	Neaco Neatdek, 51 deep; to achieve 7.5KPA live			
	load	Item		
d	2700 x 1500 x 1000 deep concrete foundation to			
	bridge support; including all excavations and			
	concrete	Item		
e	Extra; Contractor Designed soil/rock anchors to			
	resist total horizontal load of 300KN	Item		
f	terracotta baguettes on and including aluminium			
	support profiles	Item		
g	painting steelwork	Item		
h	other items required for the complete construction of			
	the footbridge	Item		
		To Collection	£	
YMCA Merthyr Tydfil	10F/10			

Item

COLLECTION

FOOTBRIDGE

Carried to Summary of Section No.10

SECTION NO.10 - FOOTBRIDGE

£ p

Page 10/F/1

£

Item

SECTION NO.10 - WALLS

£ p

WALLS

PUBLIC FOOTPATH/YMCA BOUNDARY WALL

C: EXISTING SITE/BUILDINGS/SERVICES

C40 CLEANING MASONRY CONCRETE

Boundary wall as drawings 3510 A 307 and 3510 GA 402

Cleaning wall

- a allow for cleaning wall of all vegetation and graffiti; to both sides; approximately 100m2

Item

C41 REPAIRING/RENOVATING/CONSERVING MASONRY

Boundary wall as drawings G 3510 A 307 and 3510 GA 402

Repointing

- b raking out joints of brickwork and repointing with hydraulic lime mortar

m²

100

Cutting out decayed, defective or cracked work and replacing with new; using salvaged and/or new matching brickwork

- c rebuilding areas of wall where collapsed or missing, as shown on drawing

m²

5

- d Extra; new half round coping to tops of 215 thick walls

m

10

To Collection

£

Item		SECTION NO.10 - WALLS		£ p	
	<u>YMCA/MASONIC LODGE BOUNDARY WALL</u>				
	<u>C: EXISTING SITE/BUILDINGS/SERVICES</u>				
	<u>C40 CLEANING MASONRY CONCRETE</u>				
	<u>Boundary wall as drawing 3510 A 307</u>				
	Cleaning wall				
a	allow for cleaning wall of all vegetation and graffiti; to both sides; approximately 90m2	Item			
	<u>C41 REPAIRING/RENOVATING/CONSERVING MASONRY</u>				
	<u>Boundary wall as drawing 3510 A 307</u>				
	Repointing				
b	raking out joints of brickwork and repointing with hydraulic lime mortar	m ²	90		
	Cutting out decayed, defective or cracked work and replacing with new; using salvaged and/or new matching brickwork				
c	rebuilding areas of wall where collapsed or missing, as shown on drawing	m ²	20		
d	Extra; new half round coping to tops of 215 thick walls	m	21		
	Cutting out decayed, defective or cracked work and replacing with new				
e	allow for repairs to voids at foot of wall; cutting out remains of stone steps; providing shuttering and flooding with concrete; allow for 10m3 of concrete repairs; <u>approximate</u>	Item			
	Inserting ground anchors to retain existing wall; Contractor Designed				
f	cutting holes in existing wall, drilling for and inserting ground anchors, 4m long through wall and ground behind; grouting into place; 200 x 200 ductile iron pattress plates to end of ground anchors on face of wall; <u>approximate</u>	nr	13		
		To Collection		£	
	YMCA Merthyr Tydfil	10W/13			

Item

SECTION NO.10 - WALLS

£ p

NEW WALLS

As drawing 3510 A 307; to form gravel terraces

4nr retaining walls

- a allow for construction of 215 thick blockwork retaining walls as shown on the drawing; render finish to exposed faces and tops; allow for all excavations, compacting bottoms, earthwork support; backfilling to excavations, disposal of excavated materials off site; concrete foundations; blockwork walls; damp proof courses and tanking membrane to back of walls

Item

- b Extra; forming gravel terraces as specification Q23.120 and as shown on the drawing

Item

EXISTING WALLS

Between bat roost building and main building

Copings

- c brick copings to top of 215 thick reduced height walls (demolition of wall measured elsewhere)

m

5

Balustrades

- d allow for 1100 high balustrade to top of wall

m

5

To Collection

£

Item

COLLECTION

WALLS

Carried to Summary of Section No.10

SECTION NO.10 - WALLS

£ p

Page 10W/1 |

" 10W/2 |

" 10W/3 |

£ |

Item

SECTION NO.10 - LANDSCAPED AREAS

£ p

LANDSCAPED AREAS

GENERALLY; APPROXIMATE

CAR PARK

D: GROUNDWORK

D20 EXCAVATING AND FILLING

Excavating

To reduced levels

a not exceeding 250 deep

m³ 3

Disposal

Surface water

b generally

Item

Excavated material

c off site

m³ 3

Topsoil; imported

Filling to make up levels

d not exceeding 250 average thickness

m³ 3

Surface treatments

Compacting

e surfaces of topsoil

m² 10

Preparing subsoil for topsoil

f

breaking up one spit deep (approximately 230 deep)

m² 10

To Collection

£

<u>Item</u>		<u>SECTION NO.10 - LANDSCAPED AREAS</u>		£	p
<u>Q30 SEEDING/TURFING</u>					
<u>General purpose low maintenance grass turfs</u>					
Turfing					
a	to topsoil surfaces	m ²	10		
<u>Q31 PLANTING</u>					
<u>Works to existing trees</u>					
As drawing Ex010					
b	allow for arboricultural works to trees T1, T2, T3 and T4	Item			
<u>EMBANKMENT; BETWEEN CAR PARK AND REAR OF BUILDING</u>					
<u>D: GROUNDWORK</u>					
<u>D20 EXCAVATING AND FILLING</u>					
Clearing site vegetation					
c	shrubs and plants generally	m ²	180		
<u>Excavating</u>					
To reduced levels					
d	not exceeding 250 deep	m ³	27		
<u>Disposal</u>					
Surface water					
e	generally	Item			
Excavated material					
f	off site	m ³	27		
<u>Topsoil; imported</u>					
Filling to make up levels					
g	not exceeding 250 average thickness	m ³	27		
		To Collection		£	
YMCA Merthyr Tydfil		10LA/17			

		£	p
m ²	180		
m ²	180		
m ²	180		
m ²	180		
To Collection		£	

D20 EXCAVATING AND FILLING (Cont'd)

Surface treatments

Compacting

a | surfaces of topsoil

Trimming

b | sloping surfaces of ground

c | sloping surfaces of topsoil fill

Genral purpose low maintenance grass seeding;
sowing at rate of 35g/m²

Seeding

d | to topsoil surfaces

To Collection

£ |

SECTION NO.10 - LANDSCAPED
AREAS

£ p

COLLECTION

Page 10LA/1

" 10LA/2

" 10LA/3

LANDSCAPED AREAS; APPROXIMATE

Carried to Summary of Section No.10

£

Item		SECTION NO.10 - DRAINAGE		£	p
<u>DRAINAGE; APPROXIMATE</u>					
<u>R: DISPOSAL SYSTEMS</u>					
a	Allow for access and working in the area between the building and rear car park, and the external courtyard	Item			
<u>R12 DRAINAGE BELOW GROUND; FOUL AND SURFACE WATER DRAINS</u>					
<u>Excavating trenches; backfilling above beds with selected excavated material as drawing 6994-551-T1; disposing of surplus excavated materials off site</u>					
For pipes not exceeding 200 nominal size					
b	average depth 500 - 750	m	5		
c	average depth 1000-1250	m	24		
d	average depth 1000 - 1500	m	9		
e	average depth 1500 - 1750	m	9		
Extra over excavations irrespective of depth for breaking out					
f	rock	m ³	10		
g	concrete	m ³	5		
h	reinforced concrete	m ³	5		
j	brickwork, blockwork or stonework	m ³	5		
Extra over trenches irrespective of depth for					
k	warning marker tapes, laying in trench backfill	m	43		
Surface water					
l	generally	Item			
		To Collection		£	
YMCA Merthyr Tydfil		10DR/20			

			£ p
m	9		
m	38		
m	9		
m	2		
nr	4		
nr	1		
nr	4		
nr	1		
m	38		
nr	4		
nr	6		
To Collection		£	

£ p

Beds 50mm thick

m	9
---	---

m	38
---	----

In trenches

m	9
---	---

m	2
---	---

bends

nr	1
----	---

nr	4
----	---

nr	1
----	---

150 nominal size

m	38
---	----

k	bends
---	-------

nr	4
----	---

nr	6
----	---

To Collection

£	
---	--

Item	SECTION NO.10 - DRAINAGE		£ p	
<u>R12 DRAINAGE BELOW GROUND; FOUL AND SURFACE WATER DRAINS (Cont'd)</u>				
<u>Pipework accessories</u>				
Rainwater gullies, for 100 nominal size pipes				
a vertical back inlet gullies with rectangular hopper with alloy grating and sealing plate; low back P trap; bedding and surrounding in 150 thick concrete	nr	1		
Yard gullies, for 100 nominal size pipes				
b yard gully as specification R12/315	nr	1		
<u>Builders work in connection</u>				
Holes for pipes or the like; making good				
c for 100 nominal size pipes through 450 thick existing masonry retaining wall	nr	1		
<u>R12 DRAINAGE BELOW GROUND; FOUL DRAINS; WITHIN EXISTING BUILDING</u>				
<u>Excavating trenches; backfilling above beds and surrounds with selected excavated material; disposing of surplus excavated materials off site</u>				
For pipes not exceeding 200 nominal size				
d average depth 750 - 1000	m	13		
Extra over excavations irrespective of depth for breaking out				
e rock	m ³	2		
f concrete	m ³	2		
g reinforced concrete	m ³	2		
h brickwork, blockwork or stonework	m ³	2		
To Collection			£	
YMCA Merthyr Tydfil	10DR/22			

		<u>SECTION NO.10 - DRAINAGE</u>		£	p
<u>R12 DRAINAGE BELOW GROUND; FOUL DRAINS; WITHIN EXISTING BUILDING (Cont'd)</u>					
<u>Excavating trenches; backfilling above beds and surrounds with selected excavated material; disposing of surplus excavated materials off site (Cont'd)</u>					
Extra over trenches irrespective of depth for breaking out and reinstating existing hard pavings; 150mm thick					
a	concrete	m ²	5		
Extra over trenches irrespective of depth for					
b	warning marker tapes, laying in trench backfill	m	13		
Surface water					
c	generally	Item			
<u>Plain in-situ concrete, Grade 16/20</u>					
Beds and surrounds					
d	to 100 nominal size pipes	m	7		
e	to 150 nominal size pipes	m	6		
<u>Plain in-situ concrete, mix GEN 3</u>					
Vertical casings; formwork					
f	450 x 450 to 100 nominal size pipes	m	4		
<u>Approved PVC-U drains and fittings</u>					
In trenches					
g	100 nominal size	m	7		
h	100 nominal size; vertical	m	4		
To Collection				£	
YMCA Merthyr Tydfil		10DR/23			

			£	p
nr	3			
nr	2			
nr	2			
nr	3			
nr	1			
m	6			
nr	3			
nr	4			
nr	4			
nr	1			
To Collection		£		

£ p

Approved PVC-U drains and fittings (Cont'd)

- a bends
- b rest bends
- c adaptors to 100 soil pipes
- d short length of pipes and additional sockets as rocker pipes next walls or manholes
- e connections to floor gullies

f	150 nominal size
---	------------------

g	bends
h	adaptors to 150 soil pipes
j	short length of pipes and additional sockets as rocker pipes next walls or manholes

Floor gullies, for 100 nominal size pipes

nr	1
----	---

£	
---	--

Item	SECTION NO.10 - DRAINAGE		£ p
<u>R12 DRAINAGE BELOW GROUND; MANHOLES AND INSPECTION CHAMBERS (not measured in accordance with SMM7)</u>			
<u>Complete inspection chamber construction; including all excavations, earthwork support, compacting bottoms of excavations; disposal of surplus excavated material; backfilling; granular bedding and surrounds; plastics manhole bases and shafts; concrete cover slabs; metal covers and frames; in accordance with the drawings and specification</u>			
Inspection chambers			
a 450 deep to invert; for 150 nominal size pipes; cover grade B125; silt trap	nr	1	
b 550 deep to invert; for 100 and 150 nominal size pipes; cover grade A15, double sealed; inspection chamber; within existing building	nr	1	
c 600 deep to invert; for 100 and 150 nominal size pipes; cover grade A15; silt trap	nr	1	
d 790 deep to invert; for 150 nominal size pipes; cover grade B125; inspection chamber	nr	1	
To Collection		£	
YMCA Merthyr Tydfil		10DR/25	.

Item		SECTION NO.10 - DRAINAGE			£	p
<u>R12 DRAINAGE BELOW GROUND; MANHOLES AND INSPECTION CHAMBERS (not measured in accordance with SMM7); (cont'd)</u>						
<u>Complete manhole construction; including all excavations, earthwork support, compacting bottoms of excavations; disposal of surplus excavated material; backfilling; granular bedding and surrounds; concrete manhole bases and brickwork shafts; metal covers and frames; in accordance with the drawings and specification</u>						
Manhole Type 1; up to 1.45m in depth						
a	730 deep to invert; for 100 and 150 nominal size pipes; cover grade A15, double sealed	nr	1			
b	Extra; on line of existing 150 combined sewer; excavating to locate existing pipe and cutting out section as required; building both ends into new access chamber with rocker pipes; maintaining flow during alterations	nr	1			
c	1020 deep to invert; for 150 nominal size pipes; hydrobrake; cover grade B125	nr	1			
d	Extra; vortex flow control unit; 5 L/S; as specification R12/437; contractor designed	nr	1			

Item

R12 DRAINAGE BELOW GROUND; MANHOLES AND INSPECTION CHAMBERS (not measured in accordance with SMM7); (cont'd)

Complete manhole construction; including all excavations, earthwork support, compacting bottoms of excavations; disposal of surplus excavated material; backfilling; granular bedding; geotextile or concrete blinding; concrete beds and surrounds; precast concrete manhole bases, shafts and cover slabs; step irons; brickwork kerbs; metal covers and frames; channel pies and concrete benching; in accordance with the drawings and specification

Manhole Type 2; greater than 1.45m in depth

- | | |
|---|---|
| a | 1200 internal diameter x 2090 deep to invert; for 100 nominal size pipes; A15 cover and frame |
| b | Extra; on line of existing sewer; excavating to locate existing pipe and cutting out section as required; building both ends into new access chamber with rocker pipes; maintaining flow during alterations |
| c | 1200 internal diameter x 2210 deep to invert; for 100 and 150 nominal size pipes; A15 cover and frame |
| d | Extra; breaking up and removing existing manhole prior to rebuilding; maintaining flow |

To Collection

£

Item	SECTION NO.10 - DRAINAGE			£	p
<u>R12 ATTENUATION</u>					
<u>Surface water attenuation; complete construction; contractor designed</u>					
Including all excavations, earthwork support, compacting bottoms; disposal of surplus excavated materials on site; coarse sand or granular material base and surrounds; Stormcell or similar and approved units; geotextile wrapping to units					
a	minimum 12 m³ of storage; as specification R12/464	nr	1		
b	Extra; connections for 150 incoming pipe	nr	3		
<u>R12 DRAINAGE BELOW GROUND; WORK TO EXISTING DRAINS AND MANHOLES</u>					
<u>Locating existing drains and work thereto</u>					
Existing drains to rear of building; between manholes					
c	excavating to locate existing 100 nominal size drains; approximately 750 deep to invert; cut and cap end with 300 mm deep plug of concrete	nr	2		
Existing drain adjacent existing manhole					
d	allow for 5 metre of sleeve repair to inside or relaying pipe	Item			
Existing drain between existing manhole and connection to sewer					
e	allow for 5 metre of sleeve repair to inside of pipe	Item			
To Collection				£	
YMCA Merthyr Tydfil		10DR/28			

Item		SECTION NO.10 - DRAINAGE		£	p
<u>R13 LAND DRAINAGE</u>					
<u>Excavating trenches; earthwork support; compacting bottoms of excavations; backfilling with 40mm single sized free draining stone 1000 deep; impermeable geotextile lining to trench; disposing of surplus excavated material off site</u>					
For pipes not exceeding 200 nominal size					
a	450 wide trench x 1000 deep overall	m	56		
<u>Excavation generally</u>					
Extra over excavation irrespective of depth for breaking out					
b	rock	m³	5		
c	concrete	m³	5		
d	reinforced concrete	m³	5		
e	brickwork, blockwork or stonework	m³	5		
<u>Disposal</u>					
Surface water					
f	generally	Item			
<u>Plastic pipes and fittings, perforated pipes</u>					
Pipes; laid in filling					
g	150 nominal size	m	56		
Extra over 150 pipes for					
h	bends	nr	3		
		To Collection		£	
YMCA Merthyr Tydfil		10DR/29			

Item

DRAINAGE GENERALLY

Testing drainage system

a during the works and on completion with water

CCTV inspection

b inspection drainage system on completion

SECTION NO.10 - DRAINAGE

£ p

Item

Item

To Collection

£

Item

COLLECTION

SECTION NO.10 - DRAINAGE

£ p

Page 10DR/1

" 10DR/2

" 10DR/3

" 10DR/4

" 10DR/5

" 10DR/6

" 10DR/7

" 10DR/8

" 10DR/9

" 10DR/10

" 10DR/11

DRAINAGE

Carried to Sumary of Section No.10

£

Item	SECTION NO.10 - EXTERNAL SERVICES			£	p
<u>EXTERNAL SERVICES; APPROXIMATE</u>					
<u>P: BUILDING FABRIC SUNDRIES</u>					
<u>P30 TRENCHES/PIPEWAYS/PITS FOR BURIED ENGINEERING SERVICES; WITHIN SITE BOUNDARY</u>					
<u>Special precautions</u>					
a	Allow for access and working in the area between the building and rear car park, and the external courtyard	Item			
<u>Excavating trenches for services not exceeding 200 nominal size; backfilling above beds and surrounds with selected excavated material; disposing of surplus excavated material off site</u>					
For electric cables					
b	250 - 500 average depth	m	30		
For BT ducts					
c	for 2nr 90 nominal size ducts; 500 - 750 average depth	m	50		
For gas pipes					
d	500 - 750 average depth	m	30		
For water pipes/ducts					
e	for 2nr pipes; 750 - 1000 average depth	m	25		
f	for 1nr pipe; 750 - 1000 average depth	m	25		
g	for 1nr 50 nominal size duct; 750 - 1000 average depth	m	25		
For lightning conductor tapes					
h	250 - 500 average depth	m	10		
To Collection				£	
YMCA Merthyr Tydfil		10ES/32			

Item	SECTION NO.10 - EXTERNAL SERVICES			£	p
<u>P30 TRENCHES/PIPEWAYS/PITS FOR BURIED ENGINEERING SERVICES; WITHIN SITE BOUNDARY: APPROXIMATE (Cont'd)</u>					
<u>Excavating pits; filling with concrete mix GEN1; disposing of surplus excavated material off site</u>					
For lighting columns					
a	size as recommended by lighting supplier; holes in bases for cable ducts	nr	3		
<u>Extra over excavations</u>					
Extra over excavations irrespective of depth for					
b	cutting holes through retaining walls for new gas and water pipes; making good	nr	2		
c	warning marker tapes, laying in trench backfill; different colours for different services	m	195		
<u>Disposal</u>					
Surface water					
d	generally	Item			
<u>Sand to be obtained off site</u>					
Beds and surrounds; 100 thick bed, 100 thick surround to sides and top of service					
e	for lightning conductor earth tape	m	10		
f	for electric cables	m	30		
g	for 2nr 90 nominal size BT ducts	m	50		
h	for gas pipe	m	30		
j	for 2nr water pipes	m	25		
k	for 1nr water pipe	m	25		
l	for 50 nominal size water ducts	m	25		
To Collection				£	
YMCA Merthyr Tydfil		10ES/33			

Item		SECTION NO.10 - EXTERNAL SERVICES		£	p
<u>P30 TRENCHES/PIPEWAYS/PITS FOR BURIED ENGINEERING SERVICES; WITHIN SITE BOUNDARY: APPROXIMATE (Cont'd)</u>					
<u>Plain in-situ concrete, mix GEN 3</u>					
Vertical casings; formwork					
a	350 x 350 to 50 nominal size ducts	m	3		
b	400 x 400 to 90 nominal size ducts	m	3		
c	450 x 450 to 100 nominal size ducts	m	3		
<u>Other chambers</u>					
d	Excavating pits for lightning conductor earth pits; disposing of surplus excavated material off site; concrete earth pit housing with lockable cover; brick base	nr	6		
e	Excavating for standard BT jointing chamber; backfilling around with selected excavated material; disposing of surplus excavated material off site; standard BT jointing chamber and cover	nr	1		
<u>Plastics or clay ducts and fittings</u>					
Plastics ducts; draw wire					
f	50 nominal size	m	80		
g	50 nominal size; vertical	m	3		
Extra over for					
h	rest bends	nr	2		
j	90 nominal size; provided by BT	m	50		
k	90 nominal size; vertical; provided by BT	m	3		
To Collection				£	

<u>Item</u>	<u>SECTION NO.10 - EXTERNAL SERVICES</u>		£	p
<u>P30 TRENCHES/PIPEWAYS/PITS FOR BURIED ENGINEERING SERVICES; WITHIN SITE BOUNDARY: APPROXIMATE (Cont'd)</u>				
<u>Plastics or clay ducts and fittings (Cont'd)</u>				
Extra over 90 nominal size ducts for				
a	rest bends	nr	2	
b	sealing ducts around cables	nr	2	
c	100 nominal size	m	10	
d	100 nominal size; vertical	m	2	
Extra over for				
e	rest bends	nr	1	
<u>Builder's work in connection</u>				
Holes for pipes or the like; making good				
f	for 50 nominal size pipes through 225 thick masonry walls	nr	4	
g	for 50 nominal size pipe through 450 thick masonry walls	nr	4	
h	for 90 nominal size pipes through 225 thick masonry walls	nr	2	
j	for 90 nominal size pipe through 450 thick masonry walls	nr	2	
k	excavating through existing foundation wall and floor of existing building for new 50 nominal size ductwork; making good all work disturbed	nr	2	
		To Collection	£	
YMCA Merthyr Tydfil		10ES/35		.

Item

COLLECTION

EXTERNAL SERVICES; APPROXIMATE

Carried to Summary of Section No.10

SECTION NO.10 - EXTERNAL SERVICES

£ p

Page 10ES/1

" 10ES/2

" 10ES/3

" 10ES/4

£

Item

SUMMARY

SITE PREPARATION

NEW CAR PARK

FOOTBRIDGE

WALLS

LANDSCAPED AREAS

DRAINAGE

EXTERNAL SERVICES

**SECTION NO.10 - EXTERNAL WORKS,
DRAINAGE AND SERVICES**

Carried to General Summary

10/S1

**SECTION NO.10 - EXTERNAL
WORKS, DRAINAGE AND SERVICES**

£ p

Page 10/SP3

" 10/CP6

" 10F/2

" 10W/4

" 10LA/4

" 10DR/12

" 10ES/5

£

SECTION NO. 11 - DAYWORKS**SECTION NO. 11****DAYWORKS**

The definition of the Prime Cost of Daywork is as published by the Royal Institution of Chartered Surveyors and the National Federation of Building. Trade Employers, Heating, Ventilating, air conditioning, Refrigeration and/or Domestic Engineering contract published by the RICS and HVCA latest Edition. Electrical contract published by the RICS and ECA, latest Edition.

Insert the following DAYWORK rates including all overheads and profit

(These sums to be expended only on the prior written instructions of the Contract Administrator)

<u>Labour</u>		<u>Rate</u>	<u>Total</u>
a	All Craftsmen	40 hours	
b	Labourer	80 hours	
c	Plumber	20 hours	
d	Electrician	20 hours	
e	Plumber/Electricians Mate	40 hours	
f	<u>Materials and Goods</u>		5000.00
g	Overheads and profit on cost	add %	
h	<u>Plant</u>		2000.00
j	Overheads and profit on cost	add %	
k	<u>Specialist contractors/suppliers</u>		2000.00
l	Overheads and profit on cost	add %	
<u>SECTION NO. 11 - DAYWORKS</u>			
Carried to General Summary			£

GENERAL SUMMARY

GENERAL SUMMARY

£ p

GENERAL SUMMARY**Page No.**

SECTION NO. 1 - PRELIMINARIES

1/86

SECTION NO. 2 - PREAMBLES

2/5

SECTION NO. 3 - PROVISIONAL & PRIME COST

3/7

SECTION NO. 4 - STRIP OUT AND DEMOLITIONS

4/31

SECTION NO. 5 - STRUCTURAL WORKS
INCLUDING FOUNDATIONS AND LIFT PIT

5/S1

SECTION NO. 6 - NEW EXTENSION

6/S1

SECTION NO. 7 - INTERNAL WORKS

7/S1

SECTION NO. 8 - EXTERNAL ENVELOPE

8/S1

SECTION NO. 9 - MECHANICAL AND ELECTRICAL
INSTALLATIONS

9/5

SECTION NO. 10 - EXTERNAL WORKS,
DRAINAGE AND SERVICES

10/S1

SECTION NO. 11 - DAYWORKS

11/1

TOTAL CARRIED TO FORM OF TENDER

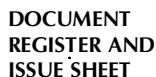
£

GS/1

DRAWING APPENDIX A

Please refer to Drawing Issue Sheets issued with individual Consultants Drawings.

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Project Name
Project No.

Series	
Ex	As Existing

Sheet
08/09[illegible][illegible][illegible]

NUMBER OF COPIES (E = issued as electronic data)

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Project Title: YMCA Merthyr Tydfil
Project Number: C-12593-C

Issue Register Database File ID: MTYMCA-HYD-XX-XX-IR-S-0000

Issue: Approved:

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Project Title: YMCA Merthyr Tydfil
Project Number: C-12593-C

Issue Register Database File ID: MTYMCA-HYD-XX-XX-IR-S-0000

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Project Title: YMCA Merthyr Tydfil
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Issue: Approved:

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Project Number: C-12593-C

Issue Register Database File ID: MTYMCA-HYD-XX-XX-IR-S-0000

Issue: Approved:

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Project Title: YMCA Merthyr Tydfil

Project Number: C-12593-C

Issue Register Database File ID:

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Project Number: C-12593-C

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Issue: Approved:

Document Issue Register

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Issuing Office:

CARDIFF

Project Name:

YMCA MERTHYR

Project Number:

91609

Drawing Series: _____

MECHANICAL, ELECTRICAL AND PUBLIC HEALTH DRAWINGS

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MECHANICAL, ELECTRICAL AND PUBLIC HEALTH DRAWINGS

09-91609-11A-YMCA-20191031-Master Issue Sheet - Page 2 of 3

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MECHANICAL, ELECTRICAL AND PUBLIC HEALTH DRAWINGS

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CARDIFF

Project Name:

YMCA MERTHYR

Project Number:

91609

Specification Title:

MECHANICAL, ELECTRICAL AND PUBLIC HEALTH SPECIFICATION

[illegible]

APPENDIX B

NOT USED

APPENDIX C

SALLY STRACHEY HISTORIC CONSERVATION CONDITION AND RECOMMENDATION REPORT

Condition and Recommendation Report The Former YMCA Building, Merthyr Tydfil



Prepared by Sally Strachey Historic Conservation Ltd
for The Cambrian Heritage Regeneration Trust
December 2015

Contents:

1.0 Introduction.....	page 3
2.0 Environment.....	page 4
3.0 Condition survey.....	page 5
3.1 Stone plaques.....	page 5
3.2 Painted schemes.....	page 10
3.3 Decorative tiling.....	page 17
4.0 Conclusion.....	page 23

1.0 Introduction

1.1 Location:

The former YMCA Building & District Education Office of Mid-Glamorgan
County Council, Pontmorlais West
Tramroad Side N
Merthyr Tydfil
CF47 8UU

Cadw Building ID: 11468

Grade II listed

Client: The Cambrian Heritage Regeneration Trust
Consultant Architect: Kevin Sutton of Davies Sutton Architects

1.2 Brief

SSHC Ltd were contacted by Kevin Sutton of Davies Sutton Architects and asked to make a site visit to the building on behalf of their client The Cambrian Heritage Regeneration Trust. The purpose of the visit was to give specific conservation advice regarding a number of items e.g. carved stonework, decorative paintwork and tiling (wall and floor) that are found in the interior of the building.

The site meeting took place on Friday 13th November 2015.

On site were:

Lloyd Britton – Davies Sutton Architects

Claire Deacon – Cambrian Heritage Regeneration Trust

Edward Holland – Holland Heritage

Lisa Etherton – senior conservator and contracts manager @ SSHC Ltd

Lucy Durnan – conservator & operations manager @ SSHC Ltd

The weather was windy and wet.

The items surveyed were on the interior. The interior was only visible by torchlight and a little day light due to the windows being boarded up.

It was a visual survey only.

1.3 General Description

The former YMCA building was built in 1911, designed by Sir Percy Thomas (1883-1969) a significant British architect. Working much of his life in Wales he designed a number of highly thought of industrial & civic buildings of repute, including Swansea Guildhall & the campus of Aberystwyth University.

“Exterior

Dominant, highly-coloured building on terrace above the road, close to the junction with High Street.

1911. First building designed by (Sir) Percy Thomas after he set up in practice with Ivor Jones.

4-storey, 7-bay Edwardian Baroque facade with red brick facings and terracotta dressings; slate roofs with chimneys to end parapets. Emphasised and rusticated centre bay with segmental pediment and flanking stacks, 2-storey splayed bay cantilevered over compressed first-floor windows with YMCA panel; arched, key blocked and cavetto-splayed main entrance with recessed door-screen.

Rusticated ends to pilastered outer bays with tripartite top windows, cornices and aprons to second-floor, first-floor with segmental arches. All small-pane glazing. Overall fascias with paired Doric half-columns to glazed outer ground-floor bays. Brick rear range with segmental bow facing W.

Full-height Imperial staircase within entrance hall, good ironwork handrail with trellised newels.”

Listed description 1975

Reference: J Hilling in Glamorgan Historian, vol 8, p 187.

Edward III visited the building whilst on tour of Wales in 1936

Since the description above, the building has fallen into serious decline, the slates have been stripped from the roof and it has been the subject of two attempts at demolition. More recently there has been a successful Heritage Lottery bid which will fund a programme of repair and refurbishment to bring this landmark building back into use as small office units.

2.0 Environment

2.1 External Environment

The building stands raised from the street level but is in a state of serious disrepair, the roof has been stripped of its slates and therefore there has been water ingress on a considerable scale. At present all the windows are securely boarded to stop trespass. There is also vegetation growing in gullies, RWG, on ledges and other skyward facing areas. This is opening up joints and contributing to the damp problems within the building.

At the rear of the building the land is retained at a higher level enclosing a car park, an earlier building having been demolished. Once inside the building it can be seen that this existing retaining wall is affecting the ground floor internal environment generally, and particularly the back wall which is very damp.

2.1 Internal Environment

An internal inspection was made of the decorative details.

The overriding decay mechanisms in the building are associated with the damp.

The constant movement of soluble salts moving in and out of crystallisation are eating through and destroying the decorative surfaces. The matrix of the stone and paint interfaces are being broken down through this movement.

The priority treatment is for the internal plaster, paint & stone surface substrate to be brought into the right condition to be able take conservation &/or decoration.

Immediately in front of the main door is the main staircase, which moves up to a small landing, dividing in two on the return. This then travels up to the other 3 floors, with further landings between floors. The ferrements of the staircase all the way up is showing evidence of rusting as a result of the excessively damp atmosphere (*fig 2*) as does the wooden bannister rail.

3.0 Condition Survey

3.1 Stone plaques

3 x stone plaques are positioned on the back wall (SE) of the first landing of the ground floor level stair well, before the staircase divides and returns. The plaques are made from a Cotswold or a Bath stone, a soft creamy limestone which is particularly susceptible to the damp environment within which they are fixed.

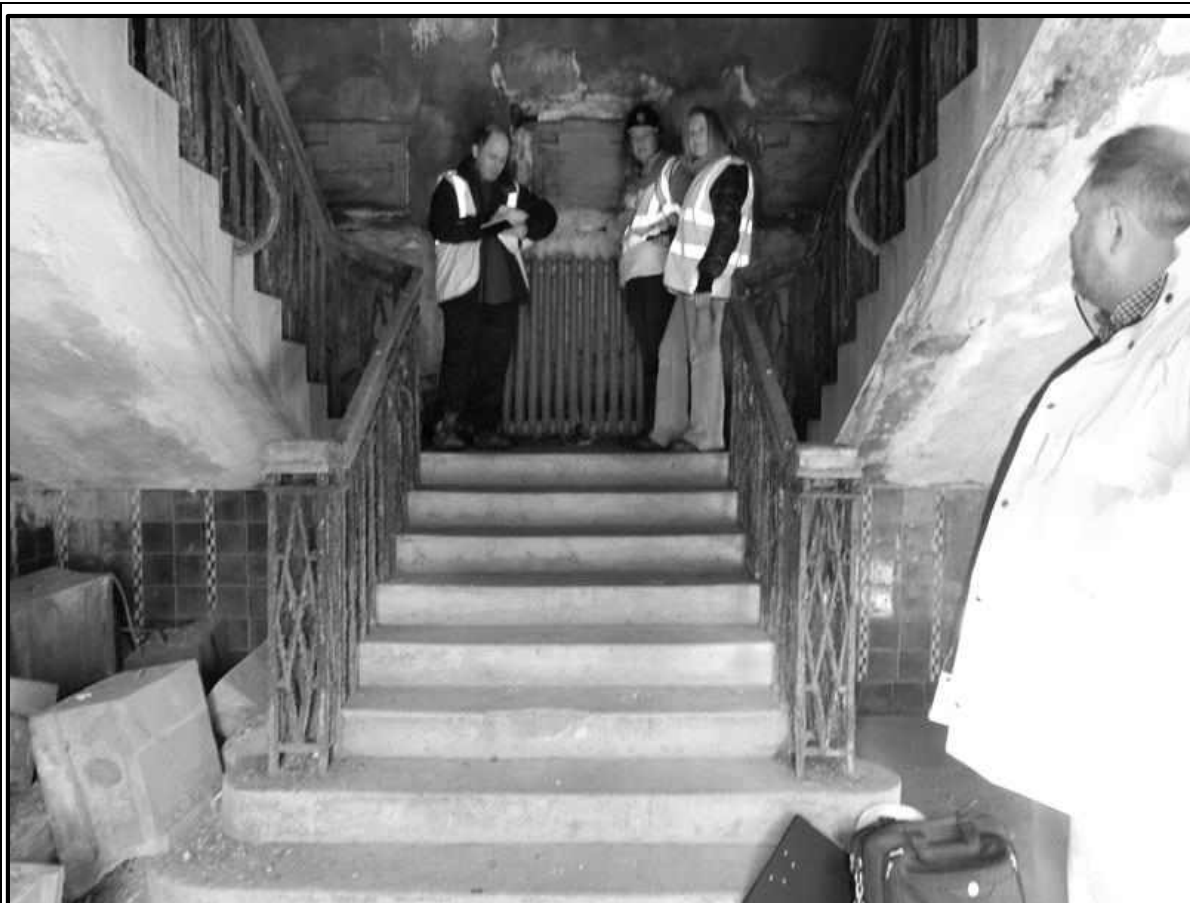


Fig 2 Showing the first flight of steps of the staircase in front of the main door, splitting in two at the first landing. Note the rusting ferrements of the staircase, and the 3 plaques on the back wall.

The three plaques are fixed to the rear wall of the building. This is the retaining wall where the exterior ground is at a much higher level. As a result this wall is particularly damp with evidence of salts coming through the wall as described previously. At some point in the past the wall has been re-plastered with a hard gypsum plaster. This also increases the damp travelling into the stone of the plaques as breathability is limited. The limestone is a much softer material and therefore becomes sacrificial to the harder plaster.

All the plaques are set into the wall.

From left to right;
Plaque 1



Fig 3 Plaque 1-dirty deposits, decayed stone and lost of surface.

Plaque 2



Fig 4 Plaque 2 – evidence of damp and deterioration of the soft limestone.

Plaque 3



Fig 5 Showing loss of surface and inscription as well as damp coming through the stone and plaster.

For all three plaques:

- There is evidence of damp and salts coming through the wall.
- Much of the face of the stone and the profile is lost through damp coming through the back of the wall. In turn much of the lettering has been lost or is illegible.
- In raking light some parts of the inscriptions can still be read. It is understood that the full inscriptions on all three plaques may be in the archive and available.
- There is evidence of sooty/dirt deposits on some parts of the plaques.

Recommendations for the stone plaques

Record as existing.

- Undertake trials to see if the plaques can be safely removed from the wall (chop out carefully around to check the depth & type of fixings).
- All three plaques to be carefully removed from the rear wall if possible.
- Trials: dirty areas on each plaque to be carefully cleaned by applying a Ammonium Carbonate poultice @ 2.5%.
- Trials: repairs to be undertaken using lime based mortars.
- Decision to be made on the extent of the repairs, what profile to repair to and whether to re-instate the full lettering.

Once the wall has been repaired & re-plastered, the plaques can be re hung on the wall using a stainless steel fabricated set of brackets. This will create an air gap between the wall and the plaque, limit salts moving through the plaques from the rear wall and aid air circulation.

3.2 Painted schemes:

There is evidence of some original decorative painted schemes within the building.

3.2.1 Painted dado

Evidence of a painted decorative dado scheme is present on the staircase running up one side (W) from the first landing at a height of approximately 1 metre, through to the second landing area. It is evident where later paint schemes have peeled back in places revealing the original scheme on the original ashy lime plaster application. The original lime plaster has a grey colour to it which would indicate that coal ash from the local area may have been used as an aggregate.

Much of the original plasterwork in the stairwell area has been stripped off, revealing brickwork where the ashy mortar mix is also visible.



Fig 6 Evidence of a previous painted scheme can be seen with the black & brown decoration over a dull yellow, evidence of subsequent schemes also apparent.



Fig 7 Black & brown scheme can be seen here.



Fig 8 Showing the scheme running up the wall of the staircase. Note the damaged surface of the plaster & also later interventions.



Fig 9 Subsequent paint layers shown peeling back in the damp atmosphere & the (original) black overlaying the brown polychrome layer.



Fig 10 Subsequent layers of paint peeling back – 4 layers counted but there may be more found by analysis.



Fig 11 A dado paint scheme can just about be seen in one of the upstairs rooms running beside one of the fireplaces (this was the only place it was noted, but the lack of light made this difficult).

Much of this original Edwardian scheme has been covered up by later decoration. It is evident in places (the lower staircase) where the various layers of subsequent paint have been removed by scraping or have peeled back in the damp atmosphere.

Recommendations for the painted decorated stair & wall scheme:

Record all existing paint schemes.

- More investigations are required in better light to establish the extent of the original scheme over the whole staircase and the rooms.
- Arrange a site visit by architectural paint analyst Catherine Hassall to take paint samples for analysis so that the layers can be examined in detail and the exact materials & extent of the original scheme can be established.
- Detailed discussions to take place to establish the the overall intent & re-establishment for the future.

3.2.2 Painted stencilled rose decoration



Fig 12 Wooden shower panels show a stenciled rose decoration in dark pink against the cream/white background of the upper part of the door.

On the top floor of the building (3rd) in the SW corner there is a walled in area which was originally a shower block. On some of the surviving wooden doors of the cubicles there is a stencilled polychrome rose design (*fig 12*) laid on the upper section, against a creamy white oil based paint. The lower half of the doors are painted grey. There is also evidence of other paint layers here.

Due to the neglected and damp state of the building all the paintwork is peeling and in a poor state.



Fig 13 Showing the stencilled rose motif on the side of the shower block.

On the outer side wall of the shower block there is also the stencilled polychrome rose motif, although as can be seen the, paint is peeling badly in the damp conditions.

There are concerns that the stencilled rose motif may not be original as it appears to be out of character with the period and with the other polychrome scheme in the building on the stairs.

Recommendations for the painted rose motif scheme

Record as existing

- More investigations are required in better light to establish the extent of the motifs.
- Arrange a site visit by architectural paint analyst Catherine Hassall to take paint samples for analysis so that the layers can be examined in detail. Analysis will establish whether the rose motif is original or more contemporary.

- Once the original scheme in this area is established and materials identified through analysis, discussions can take place about the extent of the re-establishment of what is confirmed as the original scheme.

3.3 Decorative tiling

3.3.1 Main entrance door – mosaic tiling

There is a band of decorative mosaic tiling at the threshold of the main entrance. It is in reasonable condition although very dirty. Where the original entrance screen has been removed (*figs14-15*), there is an unsightly gap.

The tesserae are laid out in a grey and white pattern. The grey tesserae appear to be slate, the white tesserae could be marble or alabaster. Further investigations need to be made to establish the exact materials.



Fig 14 Showing tesserae mosaic pattern.

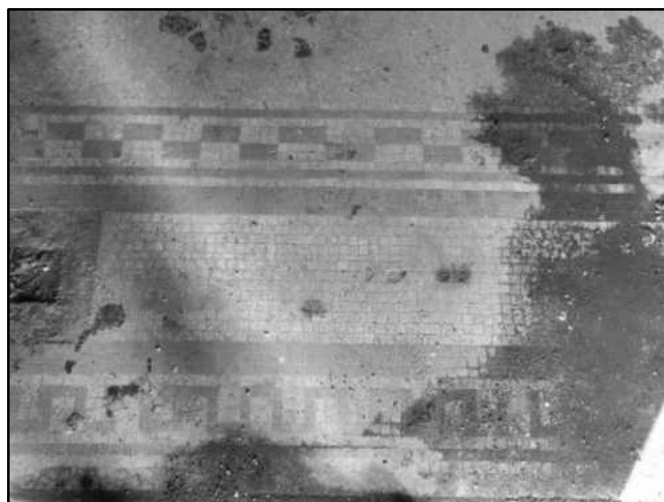


Fig 15 Showing tesserae mosaic pattern.

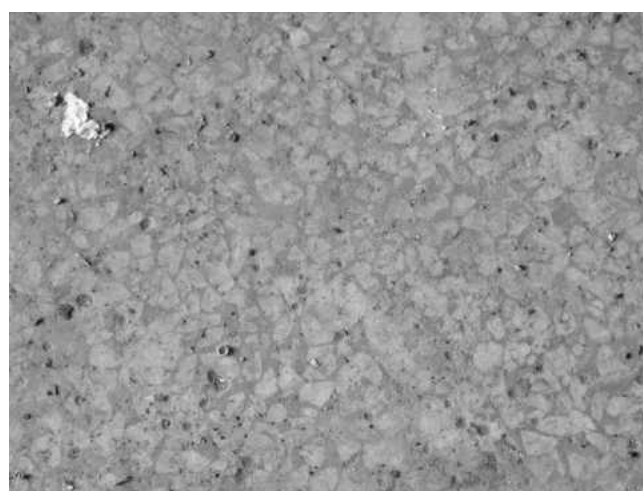


Fig 16 A man made crushed stone screed.

Moving into the building the patterned mosaic runs into a band of a crushed stone screed.

Recommendations

Record as existing.

Brush down with a soft bristle brush. Undertake investigations to establish the exact materials.

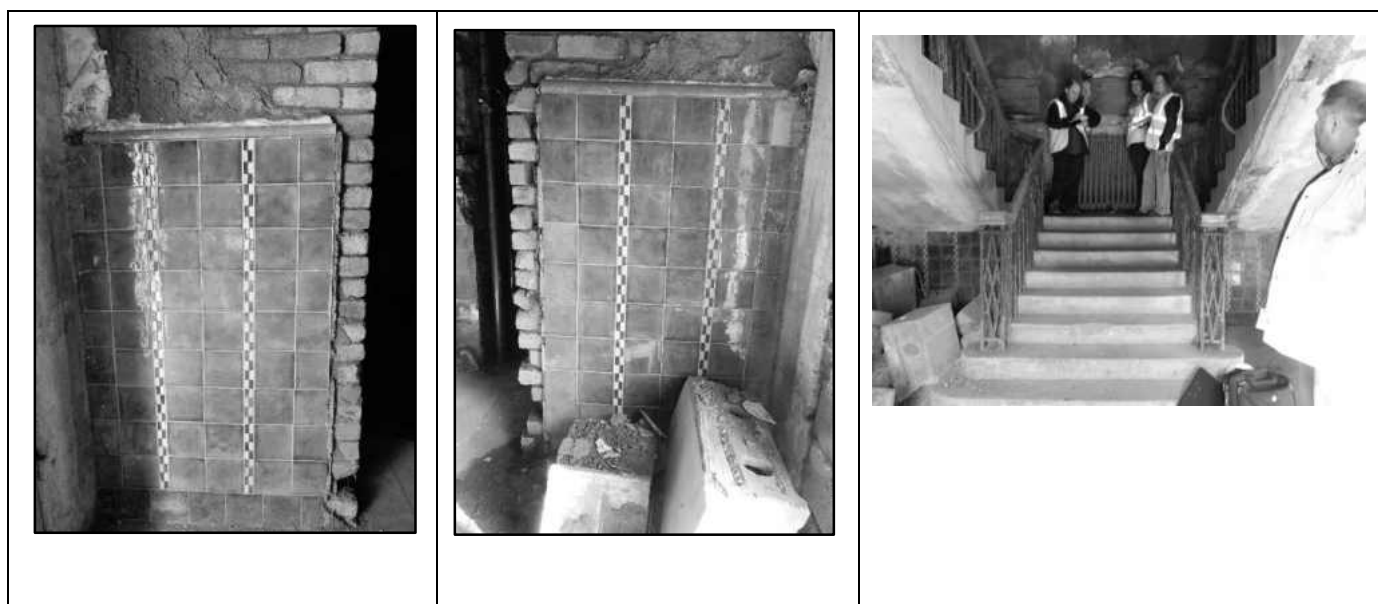
Undertake trials on small discreet areas, apply with soft bristle brushes using:

1. De-ionised water with a small amount of white spirit added (to break up the the surface tension).
2. Symperonic N (to break the surface tension and gently lift the dirt.
3. Vulpex liquid soap – a no-acidic cleanser.
4. Restorative latex cleaning poultice – a natural latex poultice which allows dirt to be lifted without the use of water.

Assess which method will lift the dirt more effectively.

3.3.2 Decorative tiling inside the main entrance

There are two decorative ceramic panels each side of the entrance door, these are repeated either side of the ground floor staircase.



Figs 17-19 Original decorative side panels on either side of the inside of the main door, echoed again underneath the stairs running from ground to first landing.

These are clearly in keeping with the era of the building and should be retained in situ. Photos supplied to SSHC Ltd by the architect confirm that this scheme runs around other areas of the ground floor walling also.



Fig 20 Showing the scheme of tiling running round the ground floor walls.

Recommendations

Record as existing.

Clear all surrounding material & lightly brush with a soft bristle brush.

Survey the plaster backing to check for delamination.

Map missing, damaged or lost tiles.

- Undertake a variety of trials on small discreet areas, apply with soft bristle brushes using:
 1. De-ionised water with a small amount of white spirit added (to break up the the surface tension).
 2. Symperonic N (to break the surface tension and gently lift the dirt.
 3. Vulpex liquid soap – a no-acidic cleanser.
 4. Restorative latex cleaning poultice – a natural latex poultice which allows dirt to be lifted without the use of water.

Assess which method will lift the dirt more effectively.

Source some sample replacement tiles missing or lost.
 Trials for mortar/grout mixes for re-attachment of any de-laminating areas.

3.3.3 Fireplaces and other tiled areas

There are a number of original fireplaces throughout the building, these are clearly original and should be retained and conserved in situ. They have a charm that contributes to the setting and helps to tell the the story of the building. Most of the fireplace surrounds seem to be in generally reasonable repair.

The fireplaces have ceramic tile surrounds, with brick fire backs and brick hearths which vary in shape. Some of the hearths are rectangular whilst some are semi-circular. The brickwork is laid in a pretty herring-bone pattern.

All the tiles surrounds are very dirty and some of the tiled surfaces have what would appear to be a 'bloom'. This is most likely to be the way the dirt from the atmosphere has settled on those tiles and is unlikely to be coming through the tile. On the upper floors some of the fireplaces are not able to be seen properly as they are covered up with other items leaning against them.

Much of the original plaster has been stripped back around each fireplace showing the original brickwork. In some instances newer gypsum plaster additions can be seen.



Fig 21 First floor shown prior to windows being boarded up – a fireplace aperture can be seen in the background.



Fig 22 First floor fireplace with ceramic tiled surround – the remains of the window frame can be seen.



Fig 23 One of the upper fireplaces seen before the windows are boarded up, Note the ceramic tile surround, herring bone brick hearth & brick fire back.



Fig 24 Another fireplace from the upper floors, very similar in style with similar brickwork hearth & back but slightly smaller.



Fig 25 In subsequent rooms there are other fireplaces, the style varies, note the simpler ceramic tile surround & rounded brick hearth.



Fig 26 Another fireplace from the upper floors, simpler in style with a rounded brick hearth.



Fig 27 The semi-circular brick hearth with edge detail. Note the herring-bone brickwork.



Fig 28 Upper floors- fireplace with ceramic surround and rectangular hearth.



Fig 29 Upper floors- fireplace with ceramic surround, note the bloom on the surface of the tiles. Note the dirt on the tiles appears as a sort of 'bloom, dulling the look of the tile.



Fig 30 Upper floors- fireplace clearly visible but covered up.



Figs 31 & 32 – White ceramic panel on the 1st floor indicating a previous use.



Recommendations for the ceramic tile surrounds

Record as existing & survey for damaged tiles.

Clear all surrounding material & lightly brush with a soft bristle brush.

- Undertake a variety of trials on small discreet areas with soft bristle brushes using:
 1. De-ionised water with a small amount of white spirit added (to break up the the surface tension).
 2. Symperonic N (to break the surface tension and gently lift the dirt.
 3. Vulpex liquid soap – a no-acidic cleanser.

4. Restorative latex cleaning poultice – a natural latex poultice which allows dirt to be lifted without the use of water.

- Assess which method will lift the dirt more effectively.
- Undertake trials for a repointing mix to match the original.

Recommendations for the brick fire backs & hearths

- Lightly brush and loose dirt or soot from both the firebacks and the hearths with a soft bristle brush.

In particular with the fireplace backs it is important for these not to be overcleaned as any soot marks contribute to the story of the building.

- Identify the materials of the edging, (*figs 25-27*) devise methods of re-instatement where there are parts missing.

White ceramic panels

These ceramic panels are found on the first floor, they allude to a previous use. There is damage to some of the tiles, possibly as a result of the removal of the plaster in the vicinity. A discussion needs to take place as to their contribution to the story of the building and a decision made as to whether they should be retained.

Trials to clean them can be undertaken as per the other ceramic surfaces.

4.0 Conclusion

The priority at this stage with all the decorative items is to record them thoroughly in situ before any work takes place. This will help to confirm their significance in the final chosen scheme.

This document outlines a suggested conservation approach for the various decorative surfaces. It is intended to be used as a discussion document in creating a conservation strategy for the future repair and presentation of these items as an integral part of the overall repair and renovation scheme.

At this stage also the substrata of the surfaces to the items are fixed should be surveyed so that a thorough understanding of the materials is gained and decisions can be taken as to what can be saved in situ and what may need to be re-laid. For instance it is possible to re-attach de-laminating plaster work if it is deemed important enough to do so.

Further investigations into the paint surfaces will help inform the way forward.

Trials can also take place to establish the most appropriate conservation cleaning and repair methods for all the items without further damage taking place.

In summary:

Recommendations:

Stone plaques x 3	Record as existing. Undertake trials to ascertain whether each plaque is able to be safely removed from the wall in one piece. Undertake cleaning trials as outlined in 3.1. Undertake mortar repair trials. Decision to made on the extent of the repairs, what profile to repair to and whether to re-instate the full lettering. Once the wall has been repaired & re-plastered, re hang on the wall using a stainless steel fabricated set of brackets.	Trials will establish the best approach to take to ensure the safe and sensitive conservation of all three plaques. This will create an air gap between the wall and the plaque, limit salts moving through the plaques from the rear wall and aid air circulation.
Exisiting painted schemes	More investigations are required in better light to establish the extent of the original scheme over the whole staircase and the rooms. Arrange a site visit by architectural paint analyst Catherine Hassall to take paint samples for analysis so that the layers can be examined in detail and the exact materials & extent of the original scheme can be established. Decorative rose scheme – as above.	Detailed discussions to take place to establish the the overall intent & re-establishment for the future. Analysis will help establish the exact materials used and also the colours. This in turn can inform a new version of the same scheme. Analysis to establish whether this scheme is contemporary with the building.

Decorative Tiling (floors & walls)	Record as existing. Clear all surrounding material & lightly brush with a soft bristle brush. Survey for de-laminating plaster, damaged or lost tiles. Undertake a variety of trials on small discreet areas, apply with soft bristle brushes using: De-ionised water with a small amount of white spirit added (to break up the the surface tension). Symperonic N (to break the surface tension and gently lift the dirt. Vulpex liquid soap – a no-acidic cleanser. Restorative latex cleaning poultice – a natural latex poultice which allows dirt to be lifted without the use of water. Source some sample replacement tiles for those missing or lost Trials for mortar/grout mixes for re-attachment of any de-laminating areas.	To establish the extent and method for conservation. To establish the most effective conservation cleaning method. To find an acceptable method of fixing any delaminating plaster.
Fireplaces: Tile surrounds	Treat as above for recording and cleaning Undertake trials for a repointing mix to match the original.	To establish the extent and method for conservation. To establish the most effective conservation cleaning method.
Fireplaces: brick firebacks & hearths	Lightly brush and loose dirt or soot from both the firebacks and the hearths with a soft bristle brush. Identify the materials of the edging, (figs 25-27) devise methods of re-instatement where there are parts missing. Trials for re-pointing mix Any missing brickwork to be sample matched.	Fireback and hearths to be only lightly cleaned in order to conserve the story of the building. Survey for any missing bricks For repointing where necessary.
1st floor white ceramic panels	These ceramic panels are found on the first floor, they allude to a previous use. There is some damage to some of the tiles, possibly as a result of the removal	To decide the importance of their significance and whether they should be retained.

	of the plaster. A discussion needs to take place as to their contribution to the story of the building. Trials to clean them can be undertaken as per the other ceramic surfaces.	
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APPENDIX D

EDWARD HOLLAND CONSERVATION STATEMENT



**YMCA, PONTMORLAIS,
MERTHYR TYDFIL**

CONSERVATION STATEMENT

For Cambrian Heritage Regeneration Trust



February 2016

Edward Holland

Holland Heritage
12 Maes y Llarwydd, Abergavenny NP7 5LQ

Contents

Introduction	Pg. 2
Authorship and Acknowledgements Location Methodology Designations	
Understanding the History	Pg. 5
Origins of the Merthyr Tydfil YMCA building The YMCA movement at the time The YMCA in Wales Recent History	
Understanding the Building	Pg. 9
The architect Sir Percy Thomas Architectural overview Main Elevation Side and Rear Elevations Rear Building Ground Floor Main Staircase Mezzanine Floor First Floor Second Floor Third Floor Typical Historic Character	
Understanding the Setting	Pg. 38
Building Condition	Pg. 43
Understanding Significance and Capacity for Change	Pg. 46
Summary Statement of Significance Designations and Constraints Conservation Principles and Heritage Values Assessment of Capacity for Change	
The Proposed Scheme	Pg. 51
Summary and Bibliography	Pg. 52
Appendix – List Description	Pg. 54

1.0 Introduction

1.1 Authorship and Acknowledgements

This Conservation Statement is written by Edward Holland, Director of Holland Heritage, on behalf of Cambrian Heritage Regeneration Trust.

It was commissioned on 19th October 2015 to inform proposals for the conversion of the building for which planning and listed building consents are being sought.

The author is grateful for help and advice from Lloyd Britton of Davies Sutton Architects and to Claire Deacon, Chief Executive of the Cambrian Heritage Regeneration Trust and to Dr.Elaine Davey for historic information contained within her doctoral thesis.

Illustrations supplied or sourced for this document are credited accordingly and all other photographs are copyright Holland Heritage.



Fig 1 © Davies Sutton Architects

1.2 Location

The YMCA is situated on a steeply sloping site high above the A4102 Pontmorlais West (figs 2 and 3). Bolgoed Place is immediately below on the opposite side and Pontmorlais Circus junction with Penydarren Road and High Street immediately to the north-east. It lies c.0.4km north of the former Town Hall in the centre of Merthyr Tydfil. Access is both from Pontmorlais West to the front and from Park Terrace to the rear.



Fig 2 Location map from Merthyr Tydfil Town Centre Conservation Area Character Appraisal 2009 © Crown Copyright

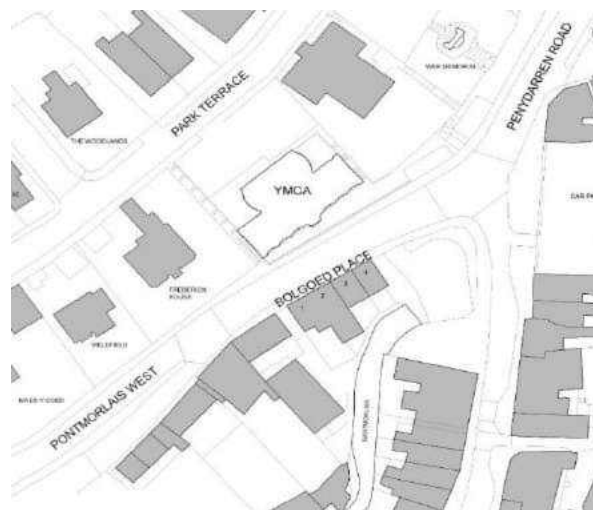


Fig 3 site layout as existing © Davies Sutton Architects

1.3 Methodology

The purpose of a Conservation Statement is to fully understand the heritage asset, to consider its significance and its vulnerabilities. From that work follows an assessment of its capacity for change without adversely affecting the significance identified. It will also consider the potential for enhancement.

The process for writing a Conservation Statement is in line with the philosophy first set out in the Burra Charter in 1979 and last updated in 2013 (*The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013.*)

It sets out a methodology that is adopted by ICOMOS and used throughout the world. The objective is to identify the place and its associations, then assess its significance, identify obligations arising from this significance, gather information about other factors affecting the future of the place and develop a policy for its future. The assessment also follows the approach set out in Cadw's Conservation Principles document (*Conservation Principles for the sustainable management of the historic environment in Wales, March 2011*).

This report is based upon a site inspection on Friday 13th November with Lloyd Britton (Davies Sutton Architects), Claire Deacon (Cambrian Heritage Regeneration Trust) and Lucy Durnan and Lisa Etherton (Sally Strachey Historic Conservation). As the building is entirely boarded up internal inspection was only possible with torchlight. A separate meeting was also held with Lloyd Britton architect on Thursday 26th November in DSA's Cardiff office.

1.4 Designations

The YMCA was listed Grade II on 22nd August 1975 and was then listed under the name of District Education Office of Mid-Glamorgan County Council. The listing was amended in the resurvey issued in 1988.

A copy of the list description is attached at Appendix A.

Statutory protection, under the terms of the Planning (Listed Buildings and Conservation Areas) Act 1990, means that any works that may affect the character of the building as one of special architectural or historic interest require listed building consent from the local planning authority.

Merthyr Tydfil Town Community has 61 listing entries, some covering more than one building. All are Grade II.

The building lies within Town Community and on the western edge of Merthyr Tydfil Town Centre Conservation Area (fig 2).

2.0 Understanding the History

2.1 Origins of the Merthyr Tydfil YMCA building

In November 1908, on behalf of the YMCA, the RIBA invited "*Architects desirous of preparing competitive designs for the building proposed to be erected at Pontmorlais, Merthyr Tydfil by the YMCA Committee, are requested to make application to the undersigned not later than the 10th inst, when particulars and conditions will be posted*".

63 submissions were submitted and out of these Messrs Ivor Jones and Percy Thomas of Cardiff were chosen in 1909 as having prepared the winning design. They had been placed second in the similar competition for a YMCA at Pontypridd the previous year.

Their design provided a place for young men to congregate for recreation and personal improvement and it provided a place where they could go for 'healthy amusement, recreation and health giving exercise'. It was planned as three buildings (front, middle and rear) that could be erected in phases as the need or finance arose. The decision of the local committee was to proceed with the front and middle buildings immediately at a cost of £5,000. This phase was completed in 1911 and incorporated two shops and a café on the ground floor. On the mezzanine floor was a lecture hall and billiard room, on the first floor a lounge, reading room, games room and library and on the second floor were further games rooms and a gym. A rifle range was located on the third floor in the roof space.

2.2 The YMCA movement at the time

The Young Men's Christian Association began in 1844, founded by George Williams, who was brought up in a farming family in Somerset and became a draper in London working at the firm of Hitchcock and Rogers. He was concerned for the welfare of his fellow workers and began a Bible and prayer study group which became popular amongst young men.

Its ethos was to seek "to unite young men who regarding Jesus Christ as their God and Saviour according to the Holy Scriptures, desire to be His disciples in their doctrine and in their life, and to associate their effort for the extension of His Kingdom among young men."

It quickly grew to address the needs of young men in other cities and broadened out from Bible study and prayer groups to being places of learning. Reading rooms and refreshment places were created and public lectures and meetings held. In 1845 the movement established itself in Manchester and Leeds and on the back of the Great Exhibition of 1851 it made connections internationally. YMCAs were established in USA and Canada, the first being in Boston in 1851.

Williams (fig 4) had not set out to create a global organization but this idea was developed by Henry Dunant who later founded the International Committee of the Red Cross. He was also responsible for getting YMCA

Paris to host the first YMCA World Conference in 1855. This conference set out the agreed aims of YMCAs and launched its international committee and headquarters which became the World Alliance of YMCAs.

In 1873 the first YMCA Holiday Centre opened on the Isle of Wight and its popularity led to 25 other centres being opened. These were in a way the forerunners of the Butlins holiday camps of the 20th century. Christianity obviously remained a basic tenet of the YMCA but fitness was also deemed important and in 1881 the British YMCA opened its first gym. In 1891 the American YMCA invented basketball and then in 1895 invented volleyball.



Fig 4 Portrait of Sir George Williams by John Collier © City of London Corporation

By 1905 there were YMCAs in 45 countries with a global membership of over 700,000. In that year George Williams, who had been knighted for his work, died and was buried in St Paul's Cathedral. Soon after the YMCA became an early influence on the Scout Movement and indeed the first scout troops met in YMCA buildings in Birkenhead and Nottingham. By this period the movement had embarked upon a major building campaign, notable examples being the YMCAs in Newcastle upon Tyne, Birmingham, Leicester, Bristol and Cardiff Central. No longer did the associations have to rent rooms, they now had purpose-built halls. The YMCA at Merthyr

Tydfil is therefore an important surviving example of this early building campaign.

1912 saw the opening of the first YMCA hostels, in Cardiff and London. In the subsequent World War the YMCAs supported the troops both on the frontline as well as back home. They also started an education programme for soldiers which became the Army Education Corps. After the war the red poppy, known universally as a symbol of remembrance, was introduced by an American YMCA.

There is a consistent record of the YMCA movement responding to the needs of the time and so it was that during the 1920s the YMCA employment department was established, first in England, to help with the high level of unemployment, and specifically to find jobs for ex-servicemen. In Merthyr Tydfil it was estimated that 70% of the population was unemployed. It also recognised the farming crisis of the 1930s and set up British Boys for British Farms and then in the Second World War it ran mobile canteens bringing refreshment to the troops.

Post-war the YMCAs contribution to developing young people was recognised and in 1970 the George Williams College was established in London providing training programmes for professional youth workers. The movement increasingly concentrated its efforts on the homeless and unemployed and started Training for Life and it now works with both young men and women. Today YMCA has 58 million members across 119 different countries.

2.3 The YMCA in Wales

The first YMCA was formed in Cardiff in 1852 followed sometime later by Swansea, Neath, Newport and Abergavenny. The South Wales District Committee was established in 1882 and between then and 1895 a total of 30 Associations were established. Between 1900 and 1903 11 further Associations were established, including Merthyr Tydfil.

The cost of Merthyr Tydfil's building was £8,000 which was average and considerably less expensive than that in Swansea which cost £20,000. The outbreak of the First World War brought an abrupt halt to YMCA expansion in Wales. Leaders of the Merthyr Tydfil Association were called up and successive resignations eventually led to closure and in 1934 the building was bought by the Merthyr Tydfil Corporation.

2.4 Recent history

In the 1950s it was a dance hall as well as a boxing gym run by the British Boxing Champion Eddie Thomas. It was used as offices by the Board of Trade (northern end) and Ministry of Labour (southern end) as seen in a photograph of June 29th 1920 in Merthyr Library. Then from 1974 to 1989 it was the District Education Offices for Mid-Glamorgan County Council. The Council sold the building and it passed to a succession of private owners, latterly Mr Gareth Walters, and without a

use it fell progressively into disrepair. In 2003 there was a serious fire which left the building at risk of partial collapse and was regarded as being on the point of collapse by 2012. Merthyr Tydfil County Borough Council came close to agreeing the demolition of the building but thankfully its listed status ensured efforts continued to seek a viable use. Indeed in 2013 the Council warned the owner that an Urgent Works Notice was likely to be served. In March 2014 the property was sold to the Cambrian Heritage Regeneration Trust (CHRT), a Building Preservation Trust determined to rescue this important building. CHRT has embarked upon a programme of consolidation to make the building safe. In parallel it has begun to put together a scheme for the sustainable future of the building and this Conservation Statement is intended to support their associated planning and listed consent applications. Their project is the first in Wales to benefit from a Heritage Enterprise grant from the Heritage Lottery Fund.



Fig 5 Aerial view 1965 showing the rear building © Davies Sutton Architects

3.0 Understanding the Building

3.1 The architect Sir Percy Thomas (1883 – 1969)

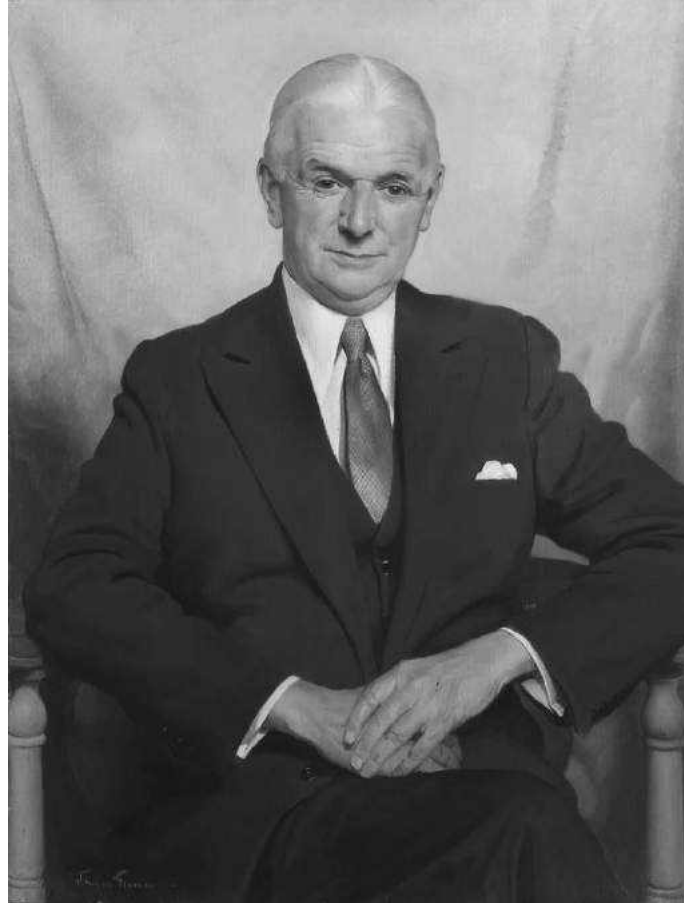


Fig 6 Portrait of Sir Percy Thomas by Herbert Gunn © R.I.B.A

Percy Edward Thomas (fig 6) was born in South Shields, Co Durham but the family, who were from Pembrokeshire, soon moved to Cardiff where he grew up. He began work in a shipping office but quickly switched to studying architecture and, in 1903, at the remarkably young age of 20 he won the architecture competition at the National Eisteddfod, which that year was in Llanelli. After a period working in Lancashire, Manchester and Bath, he began collaborating with the older Ivor Jones. In 1908 they were placed second in the design competition for Pontypridd YMCA which was won by Vernon Hodge and P H Keys. However on the back of their success at Merthyr Tydfil, in 1913 Jones and Thomas formally went into partnership. Thomas served in the First World War but afterwards settled in Cardiff and developed the renowned Percy Thomas Partnership. His Times obituary (18th August 1969) said that he had built up “the largest practice in Wales and one of the largest in the British Isles” and that it was “the company which dominated architecture in post-war Wales” (Davey, 116).

Percy Thomas is regarded as the first Welsh architect to acquire an international reputation and he was also twice President of the Royal Institute of British Architects (1935-7 and 1943-46). He was knighted in 1946 and retired from the company in 1963. The practice continued after 2004 when it went into administration and was taken over by Capita.

His practice was responsible for a large number of civic buildings in Wales and England. Amongst his best known are the Swansea Guildhall (1930-34) and the Temple of Peace in Cathays Park, Cardiff (1937-8). The YMCA having been designed in 1909 is clearly one of his earliest works and as such has an important place in his portfolio.

A much more extensive background to Percy Thomas's work can be found in the unpublished doctoral thesis by Dr Elaine Davey (2014).

3.2 Architectural Overview

It is built of red brick, laid in English bond. Dressings and decorative detail are all finely executed in terracotta by the well-known manufacturer Jabez Thompson of Northwich. The founder Jabez Thompson died in 1911, the year this building was completed, though the business flourished until c.1914. There is none of the former slate roof remaining but some of the metal rainwater goods survive.

The style is difficult to attribute as it is both contemporary in its Art Nouveau-inspired lettering and ornament yet almost looking forward to Art Deco in the angularity of its oriel and top floor windows. Overall it is, as described in the Buildings of Wales, "confident Edwardian Baroque" but it also potentially has faint echoes of C R Mackintosh and H H Richardson.

As built it had five levels over two wings, a Front Building and a Middle Building. The ground floor to the Front Building had a central entrance flanked by two shops to one side and a large café to the other, with kitchen behind. There was a mezzanine floor with billiards room, smoking room and two ladies rooms. On the first floor there were committee rooms, library and reading rooms and on the second floor a series of smaller rooms including games, chess and bagatelle rooms. In the roof there was a rifle range on account of the close links at this time between YMCA and H.M. Volunteer Forces. The Middle Building contained a lecture hall for 105 at the mezzanine level and a Reception hall and Lounge at the first floor. On the second floor were more games rooms, stores and slipper and shower baths. The caretaker's apartment was on the top floor.

The Rear Building was not initially executed but as designed was intended to include a hall for 700. It was later erected to a bland design different to that of the winning competition. This extension is recorded as carried out by the Ministry of Labour in 1934 for a cost of £2,789 to create a Juvenile Instruction Centre. The aerial view (fig 5) and a 1978 plan issued by Glamorgan County Council Architects Department (record drawing 8812) shows the key differences were that, as built, it was on a slightly skewed angle and was set back with a linking corridor whereas the original design was for a hall on the same alignment and more closely attached.

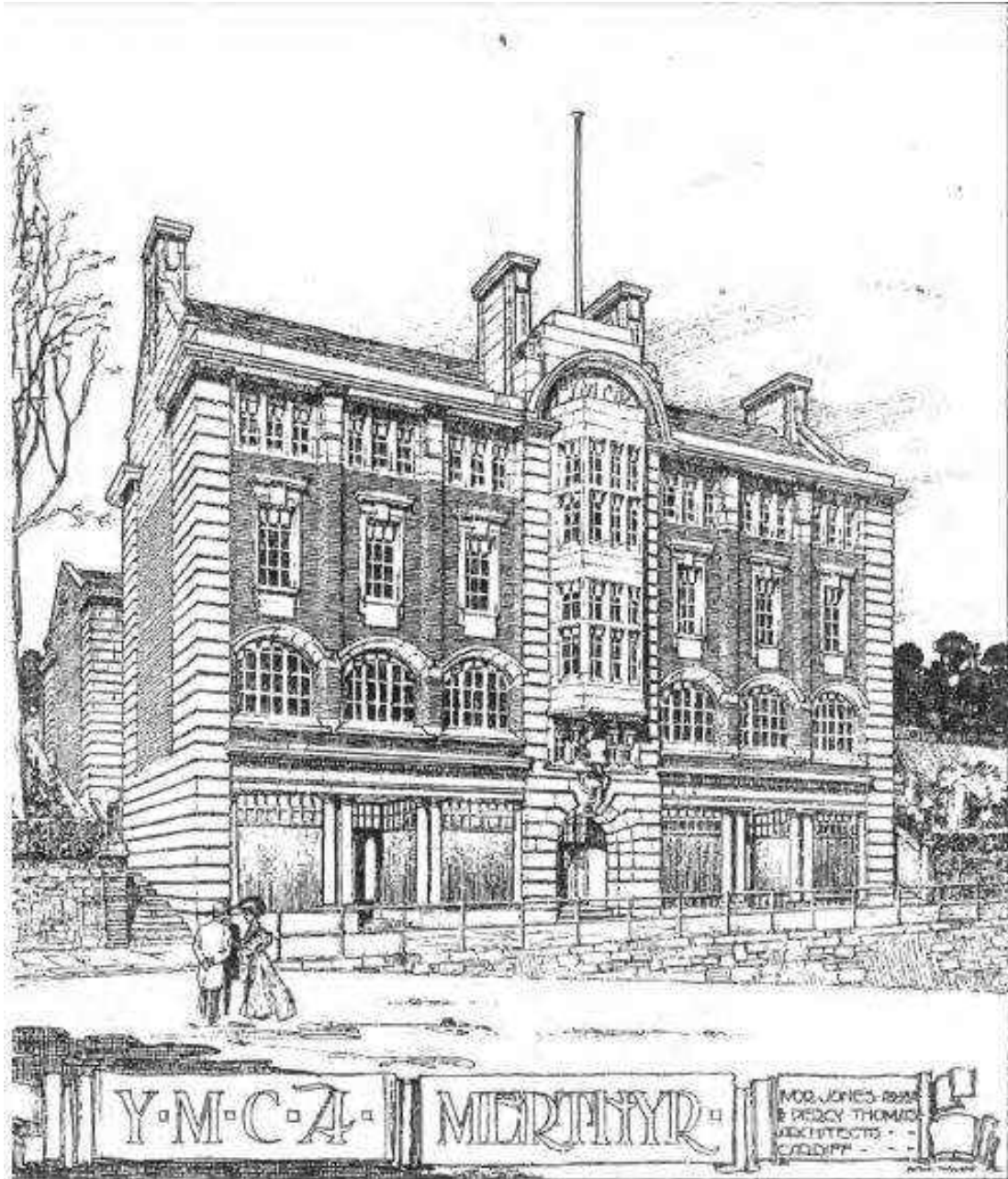


Fig 7 The Building News April 9th 1909

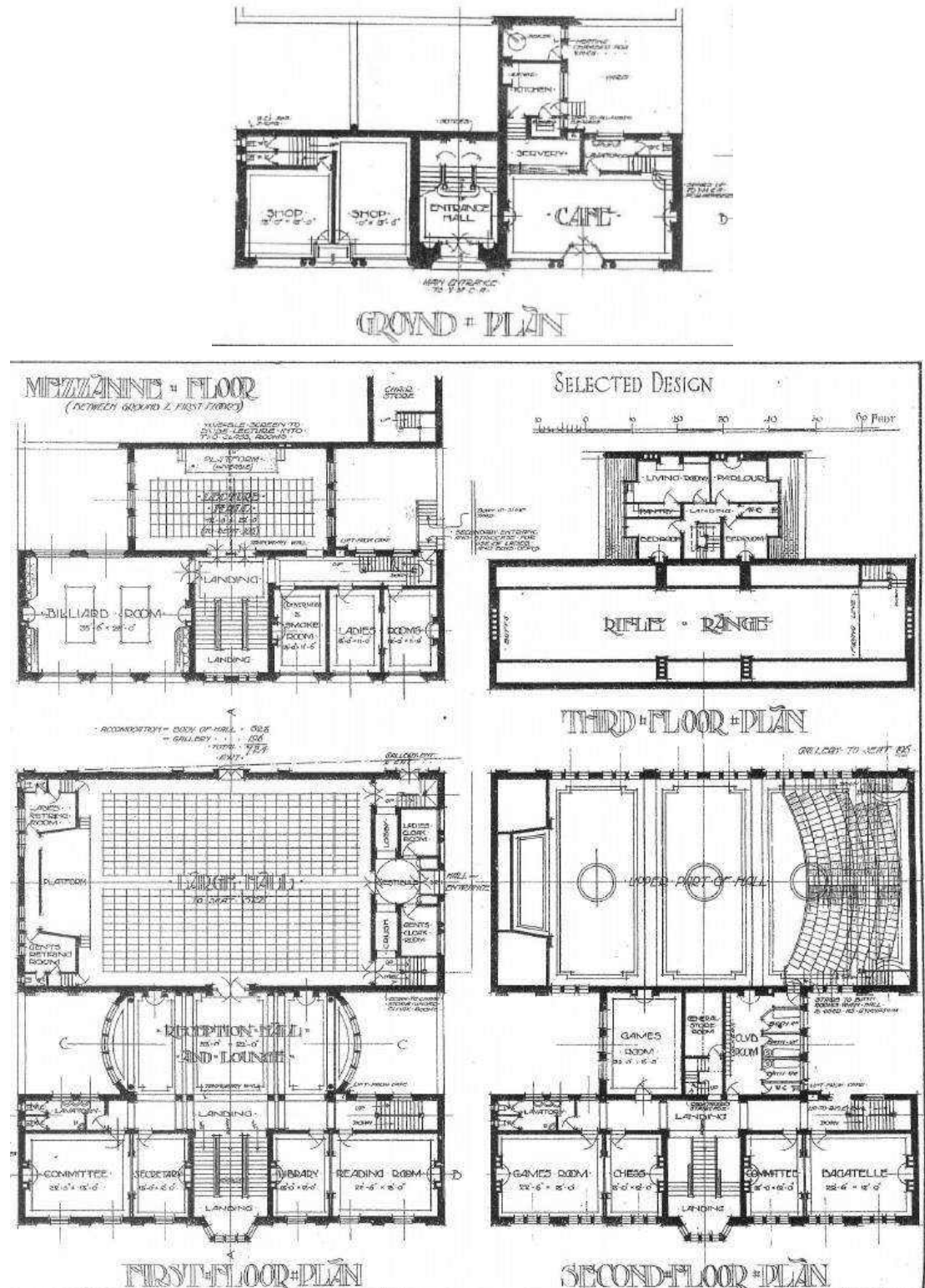


Fig 8 The Building News April 9th 1909

3.3 Main elevation (Front Building)



Fig 9 Main elevation

The 7-bay, 4-storey, main elevation (fig 9) is symmetrical with a striking central frontispiece containing a 2-storey oriel over the main entrance. This is semicircular with a deep concave moulding and a decorative scrolled keystone. Between this and the oriel is a decorative panel, with swept base, inscribed in an Art Nouveau manner Young Men's Christian Association. The panel is flanked by foliated ornament as if to suggest that it is a scroll that has been unfurled (fig 10).



Fig 10 main entrance

The flanking bays are punctuated by pilasters rising to the eaves which as built were deep and broken only by the semi-circular pediment over the central bay. This, and many of the chimney stacks were lost in the fire when the roof was destroyed. The ground floor has a colonnade of coupled Doric columns in terracotta under a similar entablature and a dentilled cornice (fig 11). Though now boarded up the rhythm of the former shop and café openings can still be read.



Fig 11 Main elevation



Fig 12 south side elevation

The mezzanine floor windows, formerly small-pane, have segmental heads with concave moulded terracotta arches. The first floor windows have cross-frame glazing and are set in terracotta frames with deep aprons and cornices. The more simple second floor windows were triplets of recessed rectangular windows with the facing of the pilasters at this level in terracotta creating the effect of a frieze. The glazing to the central splayed oriel was formerly small-pane with 3-lights to the front.

3.4 Side and rear elevations (Front and Middle Buildings)

The side elevations (fig 12) are of red brick with terracotta pilasters, topped by projecting cornices, which wrap around both front and rear corners. That to the south has two stair windows in the rear corner pilaster. The rear of the front building has simple fenestration with brick voussoirs (figs 13 and 14). The projecting Middle Building that once connected to a Rear Building has a rendered gable end (fig 15) with openings on first and second floors that formerly connected to the later range. The apsidal northern end of the former lecture hall can clearly be seen on the north side whilst the corresponding bow to the south has been removed.

The Rear Building was eventually constructed but in a less elegant style to the original design and this was subsequently demolished in 1994 by Mid-Glamorgan County Council before it was sold. This rear land, known as the Upper Plateau, is now open and derelict, enclosed by security fencing.



Fig 13 North-east junction of the Front and Middle Buildings



Fig 14 south-west junction of the Front and Middle Buildings



Fig 15 Middle Building gable end

3.5 Rear Building

As described in 3.2 above, the Rear Building was not executed as designed but was constructed in 1934 by the Ministry of Labour as a Juvenile Instruction Centre to a more bland design (fig 16) than that of the winning competition. It was demolished in 1994.

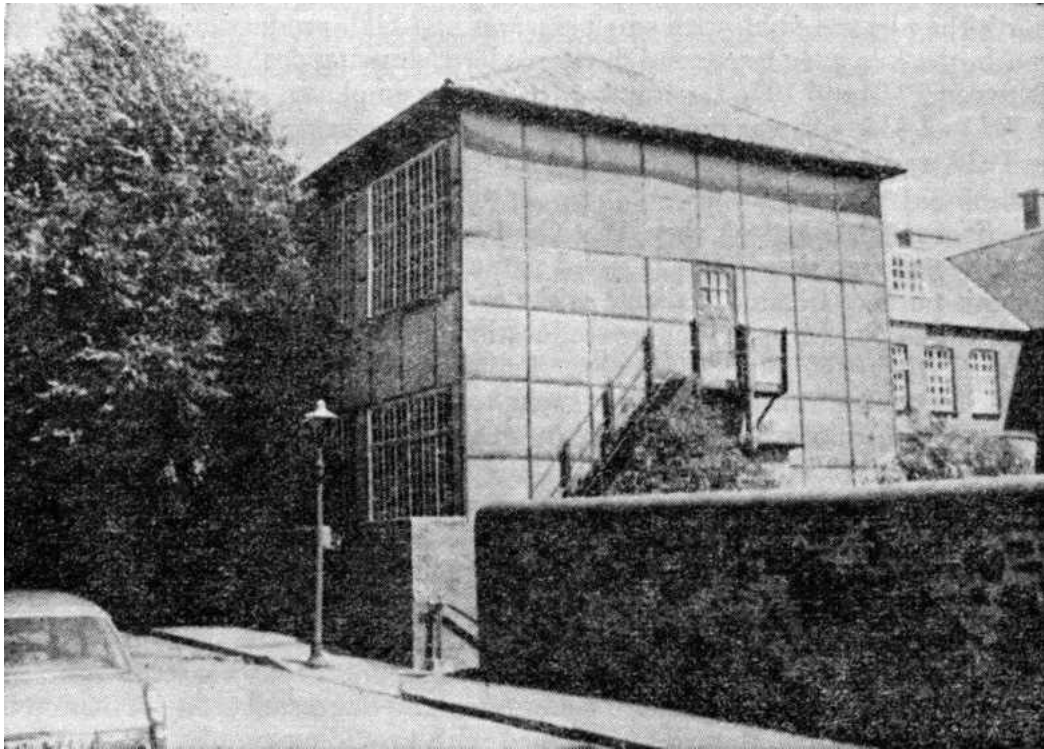


Fig 16 old photograph of former Rear Building

3.6 Interior

3.6.1 Ground Floor

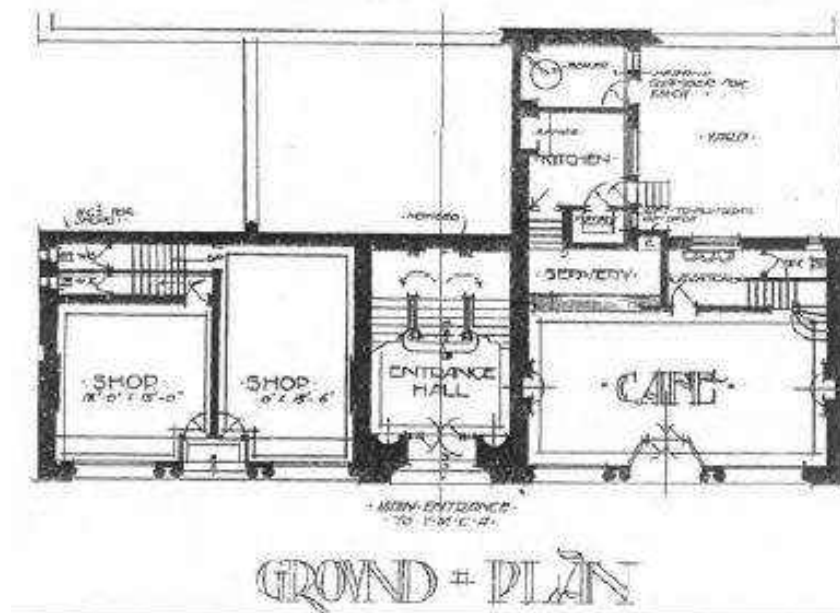


Fig 17 Ground Floor Plan as illustrated in The Building News 1909

Entrance Hall

As built, the doors opened onto an entrance hall at the foot of the staircase. At that time there was no interconnection between the staircase and the flanking shops and café but openings were later made to provide internal access into the outer rooms.

There is a substantially complete a mosaic-tiled band surviving across the floor (fig 18) including a Greek-fret derived pattern. The grey tesserae appears to be slate and the white may be marble or alabaster.

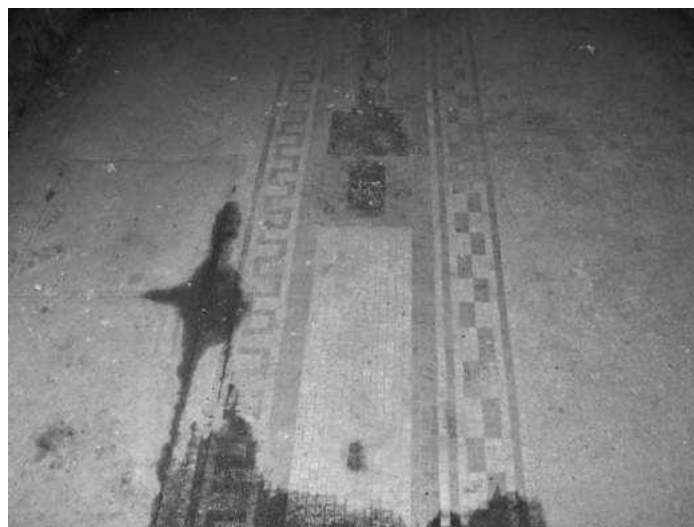


Fig 18 entrance hall floor



Fig 19 entrance hall tiles

The entrance hall walls have brown glazed tiles (fig 19) laid between vertical bands of green and white fret-pattern tiling.

Rooms to North and Rear

The high-ceilinged former café to the right retains full-height folding timber screens (fig 21) though these are not shown on the original drawings, though may represent a change decided during construction as their style appears contemporary. The stairs from the Servery up to the Kitchen and the latter has a wall-mounted band formerly with hooks for utensils (fig 20). At the north-west corner, the round-arched opening to the former service stairs is retained and against the rear wall of the front building is also the shaft for the former dumb waiter.



Fig 20 kitchen



Fig 21 former café and folding screens

Rooms to South



Fig 22 former shop

The two former shops to south (fig 22) retain a considerable amount of painted plaster including evidence of the green finish that was evidently the paint scheme at one stage, if not originally. Originally the two shops were separate but interconnection was later made. To the rear, south-west corner, is the void that formerly housed the service stairs (fig 23).



Fig 23 location of former rear stairs to south

3.6.2 Main Staircase

The imperial pattern staircase in the Front Building (figs 24, 25 and 26) itself is the finest feature of the YMCA's interior. It has early concrete treads and a cast-iron balustrade with open-work lattice pattern newels and similarly detailed vertical panels to every third tread. It has a wooden handrail, perhaps pitch pine, set above the top rail of the uprights. No foundry plate is visible.



Fig 24 staircase balustrade



Fig 25 – staircase upper flight



Fig 26 - staircase

The walls of the staircase retain evidence of a stenciled band (figs 27 and 28) above the dado, at approximately 1m height. This is clearest just below the second half-landing on the flights between ground and mezzanine levels. At ground level there is the tiled dado and on the lowest flight there is no surviving decoration but it is assumed to have once existed. Higher up it has either been entirely washed away or it never existed.



Fig 27 – stenciled decoration on staircase wall



Fig 28 – stenciled decoration on staircase wall

At the first landing of the staircase where the single lower flight splits into two return flights up to the mezzanine floor there are three, possibly Bath stone, limestone memorials set into the wall (fig 29). Unfortunately they

are heavily eroded due to moisture in the wall only being able to evaporate out through this porous stone and not through the impervious gypsum plastered walls. The result is that much of the faces and profiles have been lost.



Fig 29 – wall memorials on staircase

The left hand monument is to 'the Memory of the Late Col David Rees Lewis VD' who died 1911 but the rest of the inscription is now illegible. He was born in 1843 and was the High Constable of Merthyr Tydfil, J.P. and notable local Freemason. The Evening Express on 10th November 1893 described him as "unquestionably the most popular man in his native town". He is listed in Kelly's Directory of 1909 so must have only recently died at the time of the opening of the building.

The middle monument is so weathered it is not possible to see who it commemorates but the right hand one appears to be in recognition of services rendered by an MP but it is unclear which one as it does not match the name of the local MP at the time. Research in the Glamorgan County Archives, Merthyr Tydfil Library and YMCA headquarters in London has unfortunately not been able to uncover any more information about these inscriptions or the people to whom they relate.

3.6.3 Mezzanine Floor

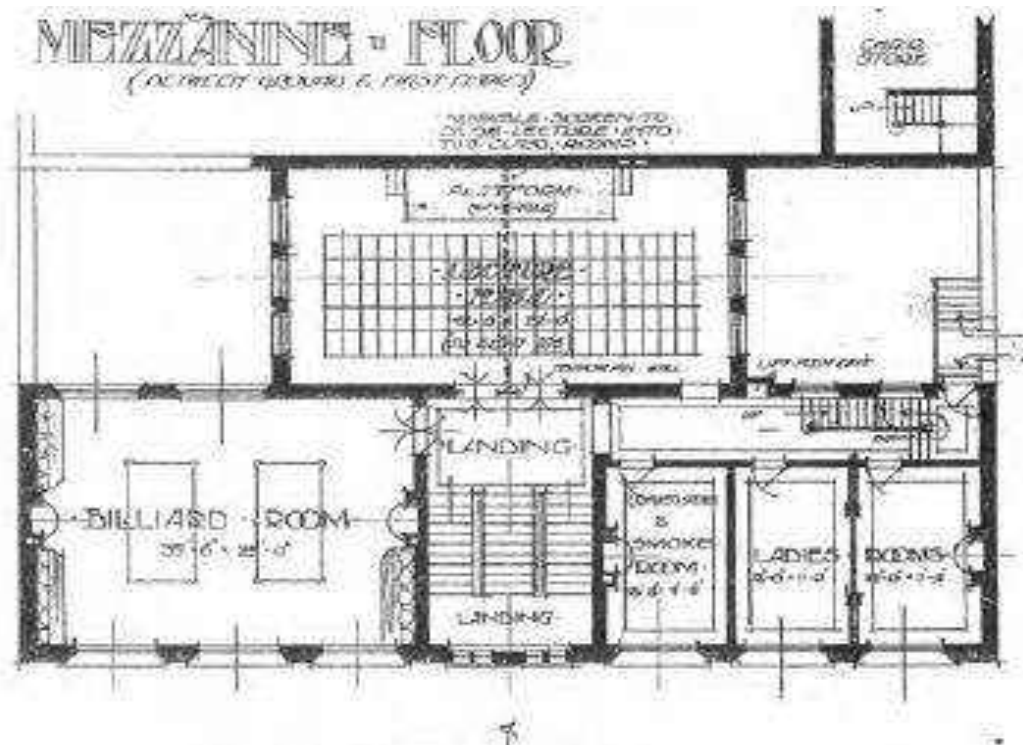


Fig 30 Mezzanine Floor Plan as illustrated in The Building News 1909

The plan form of the Mezzanine (fig 30) and First Floors significantly remains intact though somewhat stripped of historic detail. On the Mezzanine level the Front Building has a former Billiard Room to the south, a large rectangular room with three broad semi-circular headed windows to the main elevation. These are boarded but the timber small-pane fenestration is removed and set aside against the wall (figs 31 and 32). A later opening was made in the back wall to join the Billiard Room directly with the Lecture Hall.



Figs 31 and 32 Retained fenestration stored in Billiard Room

To the north as existing there are two rooms, one with two semicircular headed windows the other with one. As designed they were three small rooms - one a Conversation and Smoke Room and the other two Ladies's Rooms. Today one retains a good glazed brick fireplace (fig 33) and both retain their parquet floors, albeit in poor condition.



Fig 33 Fireplace in former Conversation and Smoke Room to north

The large space that is this Mezzanine level of the Middle Building served as a Lecture Hall, according to the architect's drawings to seat 105 people, though it was also designed so it could be divided into two classrooms. It retains three large windows to each end but no other significant detail.

3.6.4 First Floor

The first floor (fig 34) of the Front Building as designed had Committee Room and Secreatry's Room to south and Library and Reading Room to north. As below the plan form remains largely intact and some parquet flooring remains. Behind the Committee Room were originally lavatories and behind the Reading Room was a service stair, all now lost. The principal architectural space of this floor is the Reception Hall / Lounge which occupies the whole of the Middle Building at this level. This large and impressive space was designed with apsidal ends lit by semicircular bow windows (fig 35). That to the north still remains but that to the south was removed. This space was evidently more elaborately decorated than the rest of the building. There are still remnants of plaster mouldings defining panelled detail on the piers that divide this room from the spinal corridor (fig 36). The apsidal ends were framed by concrete columns, some remains of which lie on the floor (fig 37) along with salvaged bricks beside the glazed brick, arched, fireplace. The ceiling over the central part of the space was deliberately kept flat through the use of upstand beams that can be clearly seen on the floor above (fig 38).

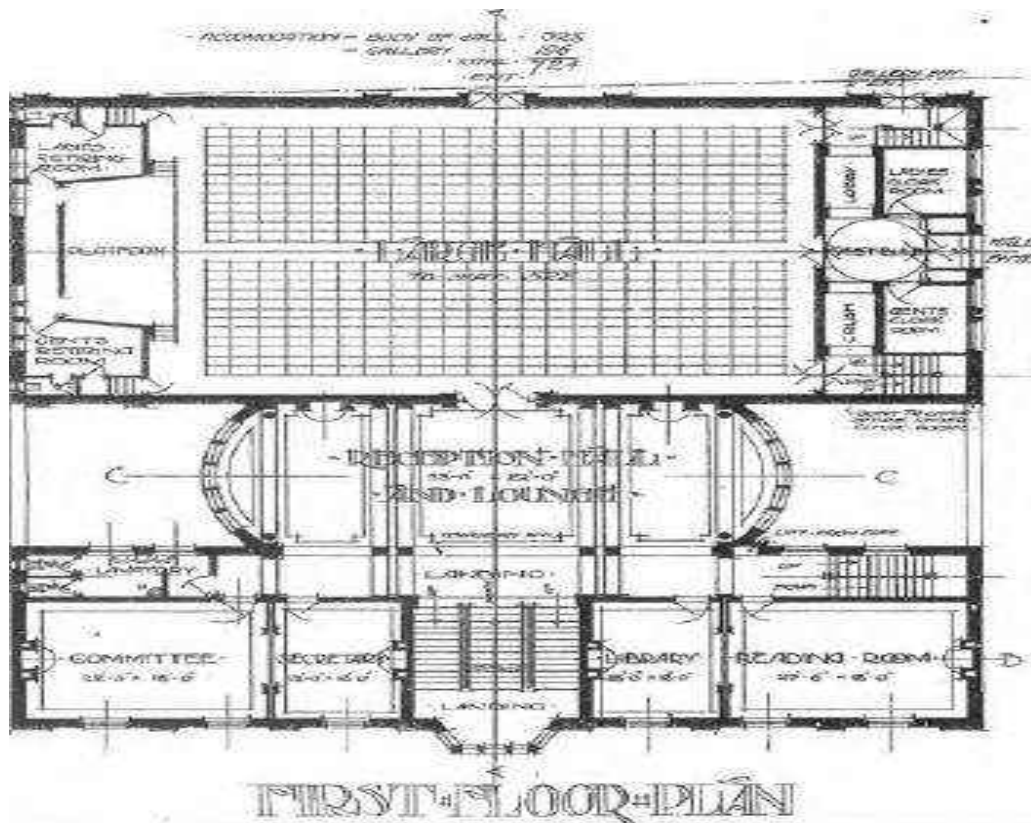


Fig 34 First Floor Plan as illustrated in *The Building News* 1909



Fig 35 boarded up apsidal end of lecture hall



Fig 36 remains of plaster decorative detailing to lecture hall



Fig 37 remains of lecture hall column



Fig 38 Lecture Hall ceiling



Fig 39 much altered former toilets area of first floor

3.6.5 Second Floor

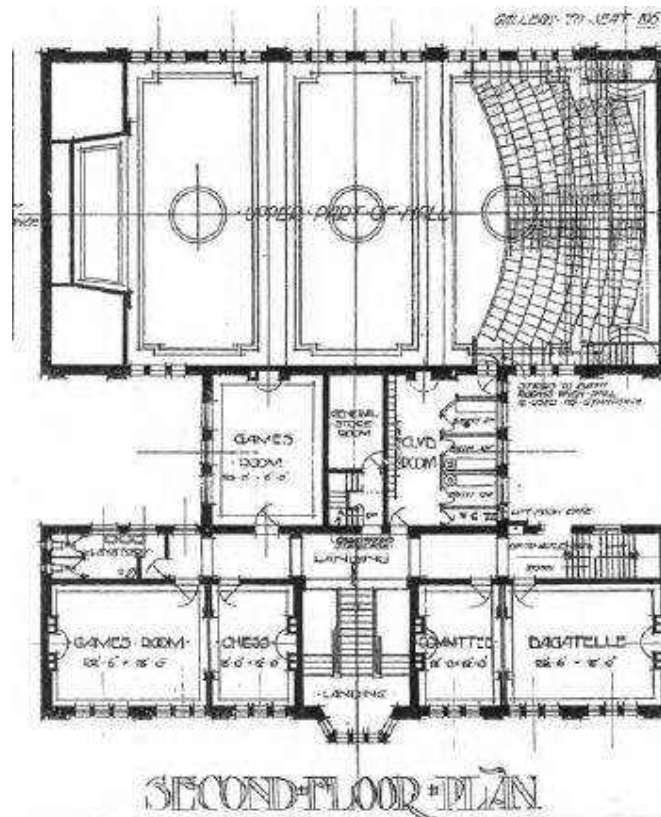


Fig 40 Second Floor Plan as illustrated in The Building News 1909

Similarly the plan form for the Second Floor (fig 40) is readable but historic detail is lost on account of the condition of the building. Semicircular brick arches open onto the spinal corridors and to the north there are some distinctive salvaged remains of the timber partitions from the former slipper baths and washroom area. These are characterised by stenciled rose patterns (fig 41) though it is questionable whether this is a later paint scheme as it appears out of character with the original painted decoration. The door into the shower area is in a different position to that shown on the plan but this is likely to be an original change. The original partition and steps up into the shower area remain (fig 42).



Fig 41 decoration on salvaged washroom partition



Fig 42 shower area on second floor

The upstand beams carrying the first floor Lounge ceiling are visible on the floor (fig 43).



Fig 43 upstand beam on second floor



Fig 44 hot water heating system

Another glazed brick fireplace survives, as does evidence of the hot water heating system for the baths (fig 44) and the winding gear at the top of the dumb waiter (fig 45). This formed a vertical shaft (fig 46) from the ground floor servery up to the second floor but notably not including the third floor.



Fig 45 remains of dumb waiter winding gear © DSA



Fig 46 dumb waiter service shaft

3.6.6 Third Floor

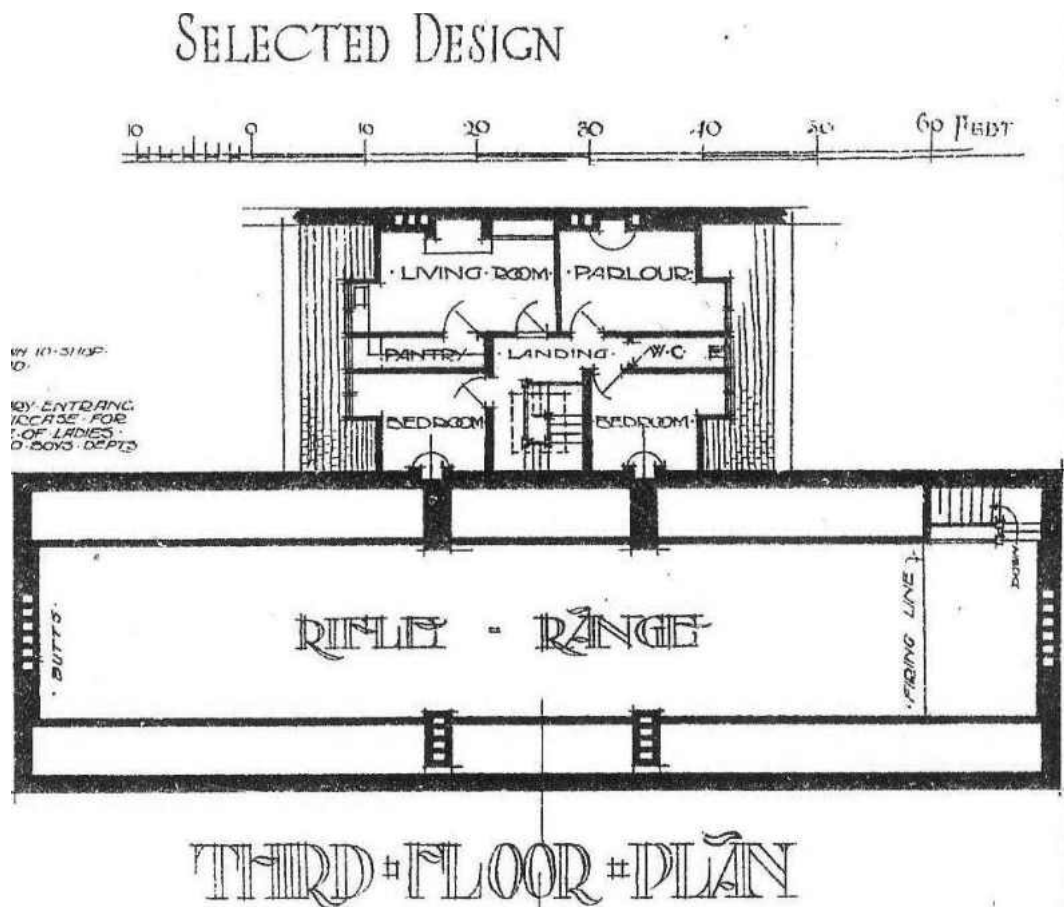


Fig 47 Third Floor Plan as illustrated in *The Building News* 1909

This was in the attic and as the roof was lost in the 2003 fire this floor no longer exists. It primarily contained the rifle range and caretaker's accommodation in the Front and Middle Buildings respectively. An iron door is visible to the centre providing secure closure of the rifle range from the rear staircase that once existed beyond and gave access to the caretaker's accommodation. It is noted that this door is not shown on the original plan above (fig 47) and that the main access was from stairs at the north-west corner, behind the firing line. Flanking this door are two brick chimney breasts corbelled out from the wall and heating the caretaker's two bedrooms (fig 48).



Fig 48 Third floor fireplace

3.6.7 Typical historic character

As previously described, some stenciled decoration survives and is more fully described in the Strachey report. It is not known how typical it was throughout the building but it is certainly distinctive. The example shown below (fig 49) is on the main staircase just below the half landing between ground and Mezzanine levels.



Fig 49 Remains of stenciled decoration

Throughout the building wall plaster and painted surfaces remain albeit in poor condition. The dominant colour is green (fig 50).



Fig 50 Remains of painted surfaces (this example on ground floor)

The main rooms had parquet floors and some areas of this remain to the Front Building in particular the northern rooms and landing of the mezzanine floor but also some rooms on the first floor of the same. All areas are in poor condition (fig 51). Skirtings are simply detailed (fig 52).



Fig 51 parquet floor



Fig 52 example of simple skirting

Original small-pane, metal-frame, casement windows to the oriel (fig 53) are visible internally whereas externally they are obscured by boarding. Elsewhere sections of timber window frames survive, sufficient to inform the design of replacements (fig 54). The windows on the staircase oriel are the only ones that have metal-framed opening casements as opposed to timber.



Fig 53 window frame to oriel on landing



Fig 54 surviving timber window frame

Where fireplaces survive (fig 55) they are mostly camber-headed with glazed brick surrounds and with herringbone-pattern hearths, mostly square but some semi-circular. Well-detailed brick arches form the openings onto the spinal corridors (fig 56).



Fig 55 typical fireplace –first floor



Fig 56 typical brickwork - spinal corridor

Throughout the building the reinforced concrete ceilings survive (fig 57).



Fig 57 typical ceiling

Terracotta manufactured by Jabez Thompson of Northwich was a highly important part of the original architectural design. A large amount of facing terracotta survives but much of the detail is lost and some broken pieces are stored on the ground floor (fig 58).



Fig 58 salvaged terracotta detail

4.0 Understanding the Setting

4.1 The YMCA is highly prominent, set as it is above Pontmorlais Circus (fig 59). It is also the most significant element in a group of Edwardian buildings that is an especially important part of the townscape of this part of Merthyr Tydfil. The red brick of YMCA is reflected in the neighbouring, contemporary, Masonic Hall built 1910 – 12 to the designs of the local architect C M Davies. Beyond that is the War Memorial designed by L S Merrifield and unveiled in 1931 depicting a miner with St Tydfil.



Fig 59 'The Promenade'

4.2 Either side of the YMCA building are stone steps rising up the bank to the Upper Plateau and Park Terrace (figs 60 and 61).



Fig 60 Steps to south end looking downhill from Park Terrace



Fig 61 Steps to north end looking uphill from Pontmorlais West

In front of the YMCA is now an elevated tarmaced path, known locally as The Promenade. This inclines to the north, carried on a reconstructed concrete block revetment wall with flat coping and topped by municipal steel railings. The original wall, as shown in old photographs (figs 62 and 63), was a combination of stone and brick and was stepped, with more ornamental railings. It contributed to the setting of the listed building in the same way that the existing wall and railings now detract from its setting.

There is an older stone boundary wall to the uphill side of this path bordering the grounds of the Masonic Hall. This elevated path continues up the west side of Penydarren Road for approximately 0.5km.



Fig 62 old photograph of The Promenade and wall c.1920 © alangeorge.co.uk



Fig 63 old photograph of The Promenade and wall (post 1934) © Davies Sutton Architects
 4.3 There are key distant views of the YMCA as illustrated below (figs 64, 65 and 66):



Fig 64 View from south towards YMCA



Fig 65 view from north towards YMCA (including Masonic Hall and War Memorial)



Fig 66 View along Park Terrace towards YMCA

5.0 Building Condition

The building today is roofless and wholly boarded up. Condition is fully assessed by Mann Williams in a separate report (February 2016).

Internally virtually nothing remains of the furnishings and fittings and there are only fragments of the original decorative scheme remaining. Penetrating wind and rain over many years has caused enormous damage. Crucially what does survive largely intact is the plan-form and the imperial staircase

The Merthyr Tydfil Town Centre Conservation Area Appraisal 2009 said "the extremely poor condition of the former YMCA building (a statutorily listed building) represents a serious risk to the future survival of this structure. Large parts of the roofing have been lost, the windows have been broken and the structure is largely open to the elements. It has become covered in buddleia bushes which are hastening its deterioration."

Whilst the condition is very poor it has been stabilised through the emergency works carried out since 2014. In summary given the amount of loss already suffered there are no repair issues that will compromise significance nor does the condition prevent sympathetic adaptive reuse.

Particular attention needs to be paid to the following elements of the historic character that are in need of repair:

- a) the balustrade (figs 67 and 68) to the staircase where there is considerable corrosion of the ironwork and decay of the timber handrail;



Fig 67 staircase balustrade



Fig 68 staircase balustrade

- b) the three stone memorial plaques need to be removed from the wall and carefully protected whilst the wall dries out and a decision is made about how to refix them.



Fig 69 one of the three memorial plaques

- c) it was noted that at least one of brickwork arches is deflecting (fig 70) and the oriel window is pulling away from the main front causing cracking (fig 71);



Fig 70 second floor landing



Fig 71 oriel window from landing

- d) In the excessively damp environment paint layers have peeled back and at least four different paint schemes identified (fig 72).



Fig 72 paint layers © Sally Strachey Historic Conservation

- e) Terracotta from the cornice and other detailing is stored on the ground floor (fig 73). It is unlikely any of this can be reused externally but it offers a template to copy original ornamental detail.



Fig 73 salvaged terracotta detail

6.0 Understanding Significance and Capacity for Change

6.1 Summary Statement of Significance

The YMCA is architecturally highly significant on account of its accomplished design by someone who went on to be one of Wales's greatest architects. Whilst it has suffered considerably through abandonment and fire the essential character of the main elevation remains clear to see. Where detailing survives, such as over the main entrance, it is of the highest quality of the period. Internally it retains a fine staircase and the layout of the rooms remains close to the original design. There is sufficient surviving painted detail to give a clue as to the original decorative scheme.

It is also significant for its contribution to the townscape. It is one of the finest public buildings in Merthyr Tydfil and is highly visible given its dominant position overlooking Pontmorlais Square.

It is also significant historically as a rare surviving example of a purpose-built the YMCA and one of the few that are statutorily listed. Only a handful of these are listed throughout the U.K. This international movement is of considerable historic interest and the contribution it made to the life of the people of Merthyr Tydfil in the earlier 20th century is of definite importance. Furthermore given the importance of the movement to Wales as a whole and the small number of YMCA buildings remaining this building is of national significance.

This building has come close to being lost and it is a testament to the significance of the building and the degree of risk that it has faced that in 2011 the Victorian Society nominated as one of the 10 most endangered buildings in England and Wales. The Buildings of Wales volume for Glamorgan said "it must be saved". The Conservation Area Appraisal said "the loss of this building would represent a serious adverse impact to the character and appearance of the town centre and an equally serious loss to the County Borough's stock of historic buildings."

Accordingly the Cambrian Heritage Regeneration Trust is to be congratulated for taking on the restoration and adaptive reuse of this exceptional building.

6.2 Designations and Constraints

YMCA is Grade II listed, yet would surely have been higher graded had it been roofless and damaged. It is set with the Merthyr Tydfil Town Conservation Area and within the Pontmorlais Townscape Heritage Initiative area.

It is significant to note that research of the listing databases for Wales, England and Scotland only identifies 12 other entries for what appear to

be purpose-built YMCAs. There is only one other listed in Wales (Swansea), though we know there are others surviving in some form such as that in Pontypridd. There are five in England (Bath, Portsmouth, Leicester, Nottingham and Liverpool) and there are six in Scotland (Lanark, Banff, Glasgow, Montrose and two in Motherwell).

The statutory protection afforded, under the terms of the Planning (Listed Buildings and Conservation Areas) Act 1990, means that any works that may affect the character of the building as one of special architectural or historic interest require listed building consent. This is obtained from the local planning authority, and in this case planning and listed building consent are being applied for from Merthyr Tydfil County Borough Council.

6.3 Conservation Principles and Heritage Values

Cadw, following the lead set by English Heritage, published *Conservation Principles* setting out how historic assets should be managed to sustain their values.

The preceding part of this Conservation Statement has described the heritage asset and explained its significance. The next stage is to test this understanding against the conservation principles adopted by Cadw on behalf of Welsh Government.

These principles start from the point of view that changes within the historic environment are inevitable and that conservation is often more about the careful management of that change rather than the prevention of it. The guidance set out by Cadw requires that:

"New work must respect the setting and significance of the historic assets affected. The quality of design and execution must add value to that site and its setting, both now and in the future."

It sets out criteria for how significance can be evaluated, considering Evidential, Historical, Aesthetic and Communal values and says that:

"The significance of an historic asset embraces all of the cultural heritage values that people associate with it"

6.3.1 Evidential Value

This derives from those elements of an historic asset that can provide evidence about past human activity. Here at YMCA it is abundantly clear what the original use of the building was on account of the inscribed panel over the entrance. The condition of the building means that now the internal spaces have lost some of their evidential value but the architects' drawings explain the original layout and use of each space. As such it demonstrates High Evidential Value.

6.3.2 Historical Value

This derives from how the historic asset might illustrate a particular aspect of past life or be associated with a notable family, person, event or movement. This can be less tangible than the evidential value but are nonetheless important. At YMCA the historic value is in the way the buildings illustrate a particular period. It is a Welsh example of a huge international movement that grew up in the second half of the 19th century and was especially focused on the kind of issues faced by a working class industrial community such as Merthyr Tydfil. As such it demonstrates High Historical Value.

6.3.3 Aesthetic Value

This derives from the way in which people draw sensory and intellectual stimulation from an historic asset. At YMCA the building is constructed to a high standard and design. The fact that it has long been in such poor condition detracts from its overall aesthetic value but does not take away from the quality of the surviving detailing and of the design by one of Wales's pre-eminent architects. The dominance of its location also makes it a key contributor to the historic townscape of this part of Merthyr Tydfil. As such it has Moderate Aesthetic Value.

6.3.4 Communal Value

This derives from the meanings that an historic asset has for people who relate to it or for whom it figures in their collective experience or memory. As a former YMCA the building is part of the collective experience or memory of many people. There will be few people surviving today who remember using it as a YMCA but its subsequent use by the local authorities meant that it retained a communal function. Its location also gives it communal value in that it is so visible and its plight over so many years has been much in the local news. Overall it has High Communal Value.

6.4 Assessment of Capacity for Change

The overall character of the YMCA at Merthyr Tydfil is of a robustly built structure providing spaces that are flexible in terms of future uses. It is important in any change that the original function of the building can still be clearly read and understood and so a key objective should be to avoid introducing sub-division, especially in the principal spaces such as the café and Reception Hall/lounge.

The setting of the building is important in its relationship to the townscape around. The path to the front of the building could be enhanced to echo the appearance shown in old photographs. This should include removal of the tarmac and reintroduction of more aesthetically pleasing and historically accurate railings together with stone cladding. On the Upper

Plateau at the rear, overlooking the residential street, there is considerable capacity to enhance the setting from its current derelict appearance.

Internally there are some details that need to be respected such as the main staircase, ceilings and tiled walls. As described at 3.5.2 above the imperial pattern staircase is the finest feature of the building's interior. It has early concrete treads and a cast-iron balustrade with open-work lattice pattern newels and similarly detailed vertical panels to every third tread. There is sufficient evidence to determine that the original scheme had distinctive stenciled decoration on the staircase but it is so damaged that the most pragmatic conservation solution may be to retain a section as an archive and to use it to inform a faithful copy, recreating some of the original character.

The following table (Table 1) builds on the understanding of significance as set out above. Through an analysis of the vulnerability of each element of the site it informs the assessment of capacity for change.

In the classification of significance, low significance does not mean not important, it merely means that when evaluated against other comparable buildings, significance is limited either by the quality of the design and detail or by the condition or function, past or present. By contrast Highly Significant means that it is more important than many comparable buildings. Being of low significance does not automatically mean it is robust to change and vice versa – historic character can be highly vulnerable even if not especially important and it can equally be historic character of a particular type that is little affected by change.

Capacity for change is an assessment taking into account significance and evaluates the level of change that the heritage asset can sustain without unacceptable impact. It also considers the potential for positive enhancement. Very low capacity for change means the special character of the heritage asset is highly fragile and vulnerable to change or neglect and that it can only sustain minimal interventions carried out under a conservation-led approach. Moderate or high capacity for change means that increasing numbers of changes can be carried out without compromising significance. Significance does not automatically preclude change. For example, with regard to the YMCA the elevated path to the front of the building is a significant part of the original context but it also has high capacity for change to achieve enhancements that would return some of its lost historic character.

The table below shows that the YMCA can sustain change in several areas. It is recognised that the building is critically in need of a viable future and that adaptation to create new uses is justified as a means of rescuing it.

Table 1

Element	Significance (Highly significant, Significant, Moderately significant, low significance)	Vulnerability (Highly vulnerable, Vulnerable, Moderately robust, Robust)	Capacity for Change (High, Moderate, Low, Very Low)
<i>Exterior</i>			
Main elevation to Front	Highly significant	Vulnerable	Moderate
Front Building - Side elevations	Significant	Vulnerable	Low
Front Building - Rear	Low significance	Robust	High
Middle Building - N side	Moderately significant	Moderately robust	Moderate
Middle Building - S side	Low significance	Robust	Moderate
Middle Building - Rear	Low significance	Robust	High
Roofs	Low significance (as missing)	Robust	Moderate (as any new roof is going to be prominent)
<i>Interior</i>			
Front - Entrance Hall	Highly significant	Vulnerable	Low
Front - Ground Floor Right (North) end	Highly significant	Moderately robust	Moderate
Front - Ground Floor Left (South) end	Moderately significant	Robust	Moderate
Front - Main Staircase	Highly significant	Vulnerable	Low
Front - Mezzanine	Moderately significant	Moderately robust	High
Middle - Mezzanine	Moderately significant	Moderately robust	Moderate
Front - First Floor	Low significance	Robust	Moderate

Middle - First floor	Highly significant	Vulnerable	Low
Front - Second Floor	Low significance	Robust	High
Middle - Second Floor	Low significance	Moderately robust	High
Front and Middle buildings - Third Floor	Low significance (though had it survived it would have been highly significant)	Robust	High
Public realm to the front	Significant	Moderately robust	High
Upper Plateau to rear	Low significance	Robust	High

7.0 The Proposed scheme

The proposal is to adapt the former YMCA to include offices, meeting spaces, café and retail and communal circulation space. This objective is a sustainable adaptation of the heritage asset and the nature of the proposed scheme is one that is intended to remain under the same management for the long-term, ensuring a consistent standard of long-term maintenance.

Table 1 above has shown that the building can sustain change in several areas and this Conservation Statement recognises that it has no viable economic or structural future as it is. Section 3 above identifies some elements of the historic character that should be retained and used as templates for future changes. Ultimately the suitability of a specific scheme will be dependent upon the highest standards of design and quality of materials.

Internally the main staircase and the Reception Hall / Lounge are spaces of particular architectural quality that need to be faithfully restored to Percy Thomas's designs. There are also specific decorative details that need to be restored such as the soffits and tiled walls of the entrance hall. The surviving timber window frames retained on site can inform the design of the new windows. There is also sufficient evidence to determine that the original painted scheme had distinctive stenciled decoration on the staircase but it is very damaged and requires a philosophy of repair and/or replacement to be developed.

The building is to have a wide range of new uses and therefore access for

all is essential. This means that a lift is needed to reach the upper floors and various locations have been considered balancing the impact of each with the degree to which they facilitate as wide a range of uses as possible. Given the need to avoid compromise of the main staircase the best location is internally at the rear left corner. In this position it can rise through the building's secondary spaces whilst achieving access to the primary spaces without compromising the main stair and primary rooms. It allows the building's original plan form to remain legible.

It would enhance the setting of the listed building considerably if the public realm to the front, locally known as The Promenade, could be re-laid in a more traditional surface following the appearance shown in old photographs with ornamental railings and brick piers with pyramidal caps.

8.0 Summary

This Conservation Statement has set out the history and significance of the YMCA building and its setting. It has assessed its capacity for change and tested that against the proposed development and demonstrated how the heritage asset can be protected for the long term. The proposed uses echo those of the original YMCA and their layout adapts to the key surviving spaces so that the original plan form of the historic building is still readable.

9.0 Bibliography

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of Wales Press, p.440-441

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The Building News, ' *Selected Design for Young Men's Christian Association
Building at Merthyr Tydfil*' No 2831 9th April 1909, pg.541

Merthyr Tydfil Town Centre Conservation Area Appraisal, 2009

Information from Davies Sutton Architects

Information from Cambrian Heritage Regeneration Trust

Condition and Recommendation report prepared by Sally Strachey Historic
Conservation December 2015

APPENDIX - List Description

Cadw

This building is listed under the Planning (Listed Building & Conservation) Areas Act 1990

Listed Building: Report for Building

Authority : Merthyr Tydfil

Record Number : 11468

Community : Town

Date of Listing: 22 Aug 1975

Date of Amendment : 13 Jan 1988

Grid Ref : 305007,206590

Grade : II

Name : District Education Office of Mid-Glamorgan County Council

Street No, Name : Pontmorlais West

Location :

Dominant, highly-coloured building on terrace above the road, close to the junction with High Street.

History

1911. First building designed by (Sir) Percy Thomas after he set up in practice with Ivor Jones.

Exterior

4-storey, 7-bay Edwardian Baroque facade with red brick facings and terracotta dressings; slate roofs with chimneys to end parapets. Emphasised and rusticated centre bay with segmental pediment and flanking stacks, 2-storey splayed bay cantilevered over compressed first-floor windows with YMCA panel; arched, keyblocked and cavetto-splayed main entrance with recessed door-screen. Rusticated ends to pilastered outer bays with tripartite top windows, cornices and aprons to second-floor, first-floor with segmental arches. All small-pane glazing. Overall fascias with paired Doric half-columns to glazed outer ground-floor bays. Brick rear range with segmental bow facing W.

Interior

Full-height Imperial staircase within entrance hall, good ironwork handrail with trellised newels.

References

1. J Hilling in 'Glamorgan Historian', vol 8, p 187.

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Holland Heritage delivers expert heritage advice to public, private and third-sector clients. It offers sustainable solutions to historic buildings and provides advice on how to achieve the necessary consents and funding.

Edward Holland has a BA (Hons) in History of Art from the University of Warwick and a Diploma (Distinction) in Environmental Studies from the University of Cardiff. He is a full member of the Institute of Historic Building Conservation and a Fellow of the Society of Antiquaries. He is a Member of the Monmouth Diocesan Advisory Committee, the Canal and River Trust Heritage Advisory Committee and the National Trust's Built Environment and Conservation Committee. He is also Vice President of the Village Alive Trust and President of the Ruperra Castle Preservation Trust.

APPENDIX E

PERFORMANCE BOND WORDING

THIS GUARANTEE BOND is made as a Deed **BETWEEN** the following parties whose names and addresses are set out in the Schedule to this Bond (the “Schedule”)

- (1) The “Contractor” as principal
- (2) The “Guarantor” as guarantor, and
- (3) The “Employer”

WHEREAS

- (1) By a Contract (the “Contract”) entered into or to be entered into between the Employer and the Contractor particulars of which are set out in the Schedule the Contractor has agreed with the Employer to execute works (the “Works”) upon and subject to the terms and conditions therein set out.
- (2) The Guarantor has agreed with the Employer at the request of the Contractor to guarantee the performance of the obligations of the Contractor under the Contract upon the terms and conditions of this Guarantee Bond subject to the limitation set out in clause 2.

NOW THIS DEED WITNESSES as follows:

- 1 The Guarantor guarantees to the Employer that in the event of a breach of the Contract by the Contractor or in the event of the Insolvency of the Contractor the Guarantor shall, subject to the provisions of this Guarantee Bond, satisfy and discharge the damages sustained by the Employer as established and ascertained pursuant to and in accordance with the provisions of or by reference to the Contract and taking into account all sums due or to become due to the Contractor.
- 2 The maximum aggregate liability of the Guarantor and the Contractor under this Guarantee Bond shall not exceed the sum set out in the Schedule (the “Bond Amount”) but subject to such limitations and to clause 4 the liability of the Guarantor shall be co-extensive with the liability of the Contractor under the Contract.
- 3 The Guarantor shall not be discharged or released by any alteration of any of the terms, conditions and provisions of the Contract or in the extent or nature of the Works and no allowance of time by the Employer under or in respect of the Contract or the Works shall in any way release, reduce or affect the liability of the Guarantor under this Guarantee Bond.
- 4 Whether or not this Guarantee Bond shall be returned to the Guarantor the obligations of the Guarantor under this Guarantee Bond shall be released and discharged absolutely upon Expiry (as defined in the Schedule) save in respect of any breach of the Contract which has occurred and in respect of which a claim in writing containing particulars of such breach has been made upon the Guarantor before Expiry.
- 5 The Contractor having requested the execution of this Guarantee Bond by the Guarantor undertakes to the Guarantor (without limitation of any other rights and remedies of the Employer or the Guarantor against the Contractor) to perform and discharge the obligations on its part set out in the Contract.
- 6 This Guarantee Bond and the benefits thereof shall not be assigned without the prior written consent of the Guarantor and the Contractor.
- 7 The parties to this Guarantee Bond do not intend that any of its terms will be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 or otherwise, by any person not a party to it.
- 8 This Guarantee Bond shall be governed by and construed in accordance with the laws of England and Wales and only the courts of England and Wales shall have jurisdiction hereunder.

THE SCHEDULE

The Contractor:

The Guarantor: whose registered office address is at

The Employer: [] whose registered office address is at

The Contract: A Contract dated the day of
between the Employer and the Contractor in the form known as JCT ICD 2016 for
the construction of works comprising of the

The Bond Amount: The sum of 10% of the Contract Sum

Expiry: The date of the Certificate of Practical Completion in respect of the Works
(which shall be conclusive for the purposes of this Guarantee Bond)

IN WITNESS whereof the Guarantor and the Contractor have executed and delivered this Guarantee Bond
as a Deed this day of Two Thousand

EXECUTED AND DELIVERED AS A DEED by (Contractor)

Director

Director/Secretary

EXECUTED AS A DEED (but not delivered
until the date inserted above)
by affixing the common seal of

in the presence of:

Authorised signatory