



Item	Description	Quant	Unit	Rate	£ p
Section A: Preliminaries and General Conditions					
1.	Description of Work: The work consists of:				
1.1	Careful reconstruction of the length of damaged, stone capped, brick walling and metal fencing, stone gate column and gate utilising recovered original materials (stonework, capping, metalwork etc.) and handmade bricks (new).				
2.	Site and Access: The site is the former Holy Trinity Church, Sunderland, SR1 2BB.				
2.1	Arrangements to visit the church should be made with the Architect, Hugh Massey. There is restricted car and vehicle parking in the vicinity of the church. Areas for offloading and working should be discussed and agreed with the Architect and Tracey Mienie, Centre Manager for Churches Conservation Trust.				
2.2	This shall also apply to the siting of mess and work huts if applicable, and ladders, hoists, equipment and material storage. These areas and work routes must be adhered to strictly, protected and thoroughly tidied and cleaned upon completion of the works.				
2.3	All work is external.				
3.	Contract and Conditions: The works will be carried out on a fixed price basis by skilled craftsmen under general employment and supervision of the main contractor. The contractor will be responsible for the supply of all necessary material, scaffolding and equipment, including any measures necessary to comply with the Health and Safety at Work Act. The Contract shall be the JCT Minor Works Building Contract 2016 .				
3.1	The Contract Conditions will be as follows: <i>Clause 2.2:</i> Date for commencement to be provisionally Autumn 2022. Exact date to be confirmed. Completion date to be agreed. Clause 2.8: Damages for non-completion are to be £300.00 per week. Clause 2.10: The defects liability period shall be 12 months. Clause 3.9: CDM Regulations 2015 shall apply. Clauses 5.1-5.2: The contractor shall be liable for and shall indemnify the employer to the amount of £5,000,000.00. Clauses 5.4A and 5.4C: Shall be deleted and Clause 5.4B shall apply. Clauses 7.1 and 7.3: Shall be deleted and Clause 7.2 shall apply.				



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3.2	<p><i>Insurance of existing buildings etc. by employer against specified perils and against all risks:</i></p> <p>Clause 5.4B of the contract. It is the employer’s responsibility, in the joint names of employer and contractor, to arrange adequate cover for insurance of the existing structure against specified perils for full cost of reinstatement, repair or replacement, and insurance of new works in existing structures or extensions for full reinstatement value. The employer may be asked to produce proof that such insurance has been taken out and is in force.</p>				
4.	<p>Contract Documents: The following drawings and schedules are to be read in conjunction with the specification and will form part of the contract, copies of which are issued with the tender documents:</p> <ul style="list-style-type: none"> • Architect’s drawings: 1705_02, 1705_100_01 • This Schedule of Works/Specification 				
5.	<p>General Details:</p>				
5.1	<p>The employer is the Durham Diocesan Board of Finance.</p>				
5.2	<p>The Architect overseeing the works is: Hugh Massey <i>designhaus</i> South Moor Stanley Co. Durham DH9 7QE Tel: 01207 288095 Email: hugh.massey@hughmasseyarchitects.co.uk</p>				
5.3	<p>The Principal Designer under the CDM Regulations is: Hugh Massey.</p>				
6.	<p>Insurance: The contractor shall be liable for and shall indemnify the employer to the amount of £5,000,000.00.</p>				
7.	<p>Interpretation of Specification:</p>				
7.1	<p>The Schedule of Works must not be regarded as a complete statement of everything included in the contract. The contractor’s tender must include for all work shown or described on the Contract Documentation as whole or apparent, as being necessary for the complete and proper execution of the works.</p>				
7.2	<p><i>If there should be anything in this specification which is ambiguous or otherwise not clear, the contractor shall obtain clarification from the Architect before submitting their tender.</i></p>				



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8.	Site Conditions:				
8.1	The contractor is to visit the site during preparation of their tender and acquaint themselves with the site, accessibility, services, local conditions and the full extent and character of the work. They shall be deemed to have satisfied themselves as regards existing conditions, the risk of injury or damage to property on or adjacent to the site or the occupiers of such property, and generally to have obtained their own information on all matters affecting the execution of the works.				
8.2	No variation or additional payment will be considered on the grounds of lack of knowledge of the works, lack of information, deficiency of descriptions, or occasioned by any default of inspection on the part of the contractor.				
9.	Tools, Plant and Attendance:				
9.1	The contractor shall provide, maintain and remove on completion of the works all plant, tools, vehicles and everything necessary for the proper execution of the works.				
9.2	The contractor shall provide attendance for all their sub-contractors and shall make available to them all such plant items.				
10.	Statutory Obligations:				
10.1	The contractor shall comply with all statutory obligations and regulations of the Local Authority, public services or statutory undertaking relating to the execution of the works.				
10.2	The contractor shall comply with all the legislation and regulations relating to safety, pollution, noise control and the like.				
11.	Water and Power:				
11.1	Contractor shall provide water supply for the works.				
11.2	Electricity for lighting and power shall be provided by the contractor.				
11.3	The contractor shall make water and temporary lighting and power available free of charge to all their sub-contractors.				
12.	<p>Inspection by Architect:</p> <p>The whole of the work is to be carried out and completed to the entire satisfaction of the Architect. The contractor should not object if work that is substandard, in the Architect’s opinion, has to be redone. Time and materials used in repeated work will not be chargeable.</p> <p>Where the contractor is not certain of the Architect’s opinion, a trial section should be laid out first for approval before proceeding. All programmes and prices are to include allowance for the Architect’s approval on site. Timing of visits will be agreed in advance.</p>				



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13.	Fire Precautions:				
13.1	Fully adequate fire protection is to be maintained throughout the work by the provision of fire extinguishers and other equipment sufficient for any emergency which might arise. NO SMOKING WHATSOEVER SHALL BE PERMITTED WITHIN THE CHURCH SITE OR ADJACENT TO THE CHURCH. The Fire Brigade should be notified at the beginning of works on site.				
13.2	HOT WORKS or any work involving naked flame appliances ARE FORBIDDEN ON THIS SITE, unless agreement is made with the architect whereby the contractor proposes appropriate facilities and safety measures, including dedicated fire extinguishers.				
14.	<p>Rubbish and Cleaning Down:</p> <p>The contractor shall make every effort to keep mess and disturbance to a minimum. All materials and equipment are to be inconspicuously stored and all rubbish cleared away as the works progress, and on completion of the works, as building access will need to be maintained for regular public use for the duration of the contract.</p> <p>Since the proposed works are located at the highway boundary (footpath), protection to these surfaces will be crucial and particular care must be taken to prevent residual soiling to public surfaces.</p>				
15.	<p>Mess and Toilet Facilities:</p> <p>Toilet and washing facilities are not available on the site. The contractor must provide temporary facilities (position to be agreed). Mess facilities are not available within the building.</p>				
16.	<p>Storage Facilities:</p> <p>The contractor is advised not to leave any materials or tools within the bounds of the church or church grounds overnight due to the risk of theft, and to arrange storage facilities appropriate to the site conditions.</p> <p>There is an existing container on adjacent Sunderland City Council land containing recovered and new materials for use on the project. This container will be made available for use by the appointed contractor. Further site establishment (mess/office/storage) will need further agreement with Sunderland City Council.</p>				
17.	<p>Maintenance:</p> <p>The contractor shall be responsible for the safe and proper maintenance of those parts of the building/grounds on which they are working for the duration of the contract.</p>				
18.	<p>Security:</p> <p>Security to be the responsibility of the contractor for the duration of the works. Local police must be notified on commencement of the contract.</p> <p>Because the site forms the boundary with the highway, the contractor should:</p> <ul style="list-style-type: none"> i) Arrange suitable permissions to partially close the immediate vicinity to pedestrian traffic 				



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	ii) Provide a secure perimeter to the full extent of the works; detailed provision to be agreed with the Architect				
19.	Care and Safety: In addition to taking great care of the church and its external finishes, the contractor must ensure that the church's walls and surroundings are adequately protected, especially adjacent to hoists, ladders and access platforms.				
20.	Noise: The playing of portable radios or the like within the site boundaries shall not be permitted.				
21.	Visitor Centre Activities: The contractor may be asked, from time to time, to cease work for Centre events, should they arise, at the reasonable request of the Centre Manager and Architect.				
22.	Contingency Sum: Include a provisional sum of 10% of total contract value for contingencies, to be expended wholly or partly at the discretion of the Architect.				
23.	CDM Regulations: The requirements of the Construction (Design and Management) Regulations 2015 must be adhered to for the duration of this contract where applicable. The contractor must liaise with the appointed Principal Designer to fulfil these duties and requirements.				
24.	Method Statement: The contractor will be asked to discuss their brief Method Statement, submitted with their tender, prior to works commencing on site, to ensure the approach to the work acknowledges all the conditions and considerations included in this specification.				



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Section B: Materials and Workmanship					
1.	General Requirements:				
1.1	<p><i>Materials and Workmanship:</i> All materials shall be of the quality specified in the applicable specification issued by the British Standard Institution, current at the date of tender, and shall be from approved manufacturers. In the event of articles or materials specified being unobtainable, the contractor shall submit alternatives for the consideration and approval of the Architect before including them in the works.</p> <p>Workmanship and labour shall be of best quality and shall accord with the recommendations in any appropriate British Standards Code of Practice.</p> <p>The contractor should check all dimensions on site, particularly the correlation between components and the work in place.</p>				
1.2	<p>All materials are to be of best quality and comprise rebuilding and incorporating recovered elements, with some new equivalent materials. The whole of the works is to be carried out in strict accordance with the instructions given by the Architect from time to time during the progress of the works, and to their entire satisfaction. Samples of materials are to be submitted to the Architect for approval as and when required, without extra charge.</p>				
1.3	<p>Arrange delivery to the site so that materials are dispatched wrapped, if liable to damage. Check the condition of any materials or goods that have damaged wrappings. If in any way suspect, contact the supplier.</p>				
1.4	<p>As soon as materials or goods arrive on site, carefully handle and securely store them in a manner that provides adequate protection from damage, distortion, contamination and deterioration.</p>				
1.5	<p>Ensure that the manufacturer’s instructions and other information are at the site whilst the related work is being executed. Retain these documents, and upon completion of the works hand them to the Architect.</p>				
1.6	<p>All goods, materials and workmanship used in the works shall, so far as is practicable and unless otherwise specified, have been produced in the United Kingdom.</p>				
1.7	<p>Where a Standard or Code of Practice issued by the British Standards Institution, current at the date of tender is appropriate, goods, materials and workmanship used in the works shall, unless otherwise described, be in accordance with that standard.</p>				
1.8	<p>The letters BS followed by a number, refer to particular British Standards published by the British Standards Institution. The relevant items must comply with the quoted BS code, together with all amendments current at the date of tender.</p>				



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1.9	In addition to the compliance with the provision of the British Standards and Codes of Practice, the installation(s) shall comply with all relevant statutory instruments and regulations current at the date of tender (unless otherwise stated in this specification or any contract drawing), and in particular with the following: <ul style="list-style-type: none"> • Any special regulations issued by the local electricity, gas or water undertakings • Regulations under the Factories Act • Regulations under the Electricity Acts • The IET Requirements for Electrical Installations, 18th Edition • The International Standards Organisation (ISO) Publications, where they are complimentary to British Standards 				
1.10	Where the name of a particular manufacturer or supplier is referred to and followed by the words “or other/equal approved”, the contractor must include in their tender for the product of the specified manufacturer or supplier but is at liberty to put forward and quote for alternatives in a covering letter, if they so desire.				
2.	Scaffolding:				
2.1	General Requirements: The contractor is to supply, erect and maintain any required scaffolding to provide access for the execution of the works to the building exterior.				
2.2	Approach to Fixings: Drilling of masonry for restraints will only be possible subject to the agreement of the type and location of fixings with the Architect. Previous fixings (Hilti or otherwise) should be reused wherever possible.				
2.3	Standards: The scaffolding is to be constructed to give neat and workmanlike appearance, in accordance with current British Standards.				
2.4	Metal Scaffolding: Steel scaffolding, including tubes and clips, are to be hot dipped galvanised type to avoid rust staining of the finished masonry. All tube ends to be capped with plastic where they abut the structure.				
2.5	Timber Scaffold Boards: To BS2482:2009. Scaffold boards (35x225mm) are to be clean, sound and fit for purpose. Scaffold boards are to be edge banded and clipped firmly in place to prevent wind lift or danger to those working on or below the lifts.				
2.6	Ladders: All ladders are to be of timber (or equal approved) to BS1129:1990 and fully secured to the scaffold structure.				



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2.7	<p>Supervision and Workmanship: The contractor shall be responsible for all aspects relating to the structural stability of the scaffold. The scaffolding shall comply with the current safety regulations and is to be constructed in such a way that no damage is caused to the existing building.</p> <p>A scaffold must not be used unless:</p> <ul style="list-style-type: none"> • It has been inspected by a competent person within the preceding 7 (seven) days • A record has been made of every section inspected in a proper scaffold register, signed by the person making the inspection • It has been adequately earthed against lightning strikes 				
2.8	<p>Erection and Dismantling: Erect and dismantle in accordance with the relevant British Standards and Statutory Regulations, and to the satisfaction of the Architect.</p> <p>All scaffolds must be erected by a competent, experienced scaffolder. Temporary protection of the building fabric must be in place during erection and striking operations.</p> <p>All materials stacked for use shall be isolated from paved areas with a layer of stout plywood.</p> <p>Loose clips and other equipment are to be lowered to the ground in slings or buckets. The dropping of any components is strictly forbidden.</p>				
2.9	<p>Foundations: The contractor must be able to satisfy themselves and the Architect that the permissible bearing pressure of the ground below the scaffolding is not exceeded.</p>				



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Section C: Schedule of Works (to be read in conjunction with Architect's drawings)						
1.	Preliminary Works and Special Protection:					
1.1	<i>Protection:</i>					
1.1.1	The contractor is to note that access will be required into the building at regular times and occasions, especially the main doorway at the west porch, and therefore this route into the building must be kept clean, clear and safe for the duration of the works.					
1.1.2	Safe, signposted alternative pedestrian routes to be provided as needed.					
1.1.3	Protect existing flagstones and pavements within vicinity of the works.					
1.1.4	<i>Protection of works (stone bench):</i> Initially the contractor should include for the careful installation and removal of heavy gauge translucent plastic sheet, well taped at all joints to isolate this asset from any construction residues.					
2.	Main Works:					
2.1	Remove existing temporary hoarding and set aside for re-use elsewhere. Form secure work enclosure of sufficient size to allow working access to all outside face work areas, including temporary protection to public highways surfaces, all with agreement of local authority and architect.					
2.2	<i>Area A (principal area of wall damage, north end):</i>					
2.2.1	Carefully remove and set aside for reincorporation the dislodged capping stone and loose brick. Carefully remove existing ironwork from whole remaining length.					
2.2.2	Carefully cut back existing brickwork to form raking junction of new work/ existing 9 no. courses of adjacent brickwork to either side of wall broaching to inner/outer wall faces; set aside recovered bricks for re-use.					
2.2.3	Clean off all excess surface material, existing mortar etc.					
2.2.4	Rebuild wall gap in new handmade brick (available from client, free issue) in matching bond (3 courses stretcher, 1 course header) in lime mortar.					
2.2.5	Clean off all residues from displaced capping stones and replace/re-bed capping stones (available from clients secure container), in lime mortar.					
2.2.6	Allow provisional sum of £1,000.00 for stonework repair to wall capping.					
2.3	<i>Area B (principal area of wall damage, south end):</i>					
2.3.1	Area of displacement extends further on this side. Carefully remove existing ironwork from whole remaining length, up to brick pier at south end; set aside for installation.					



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2.3.2	Carefully uplift existing capping stone, taking care to maintain sequence of stones by indelible marking (which should not be visible when reinstated) and set aside for reincorporation.				
2.3.3	Carefully remove hydrant signage, retain for reinstallation, taking care to identify location.				
2.3.4	Carefully break out all existing brickwork to the extent of damage fracture (and as indicated) and recover and clean off residue mortar from all complete bricks.				
2.3.5	Determine quantity of viable original bricks for reinstatement in conjunction with the architect.				
2.3.6	Rebuild all Area B brickwork in combination of recovered/new brickwork, in conjunction with the architect. Sample of pointing finish to be agreed/ approved by architect.				
2.3.7	Clean off all residues from uplifted existing capping stones and re-bed, taking care to maintain existing sequence, levels etc. Carefully point perpends, taking care to prevent excess mortar on stone surfaces.				
2.3.8	Return and re-fix metal fencing to original levels/fixings, including back stays etc.				
2.4	<i>Gate pillar:</i>				
2.4.1	Examine and check recovered column stonework and provide report on completeness/damage/repair requirement. Lay out components for examination in conjunction with architect.				
2.4.2	Rebuild recovered stonework elements to original location/sequence, including all gate fittings.				
2.5	<i>Metalwork cleaning/repainting (as per areas shown on plan):</i>				
2.5.1	Carefully remove existing ironwork from areas indicated. Clean, repair and repaint. Make good broken connecting elements, repair, reinstate in original position, including back stays, gate, fittings etc. Allow provisional sum of £1,000.00 for repairs to metalwork.				
2.5.2	The preferred method of cleaning will be hydro-blasting/high pressure water blasting. High pressure water (30,000psi +) will remove paint and corrosion from metalwork. This is a relatively successful method of removing surface salts, and there are no residual blast particles. Care must be taken to ensure that moisture residue is removed, which can cause rapid gingering (light flash corrosion that occurs in damp/humid conditions) to metal surfaces. Adequate approved drying regimes must be in place to prevent this occurrence. Flash dry blasting is to be used; quickly clean before painting.				



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2.5.3	Painting specification as follows (products by Dacrylate Paints Ltd.) <ul style="list-style-type: none"> • Two coats metal rich primer (zinc-based) • One coat micaceous iron oxide or other build coat • Two coats gloss (low sheen) 				
3.	Pointing Specification:				
3.1	<p><i>Removal of existing pointing:</i> In order to achieve a consistent external face finish, it is proposed to cut out all adjoining existing mortar as indicated. Existing mortar should be cut out with a flat bladed quirk, with a carborundum tip inset and a 4lb mason’s hammer.</p> <p>Existing pointing should be removed to a minimum depth of 15mm, or twice the width of the widest joints.</p>				
3.2	<p><i>Pointing/repainting:</i> All pointing to be undertaken by skilled operatives familiar with specialist restoration work, and sample area prepared for approval by architect.</p> <p>See drawing 1705_100_01 for area of existing brickwork to be repointed (both sides).</p>				
3.2.1	<p><i>Application:</i> Brush and flush out from top with clean water, avoiding over wetting.</p> <p>Use fresh mortar, sticky but not wet. A suitable mortar should stick to the underside of an inverted trowel or hawk. Do not knock up a second time. Any mortar that has developed its initial set must be rejected. Re-dampen joints if necessary before pointing from top. Push mortar in firmly with an iron to suit the joint width, leaving no voids and compacting well. Fill the joint flush or slightly recessed where bricks are not square to avoid spread of mortar over the surface.</p> <p>To match the rough texture of the retained pointing, and to ensure no voids, beat the surface after the initial set with the end of a stiff brush to expose the aggregate.</p> <p>Clean any spilled mortar from the face of the wall and from the ground.</p>				
3.2.2	<p><i>Curing and protection:</i> All mortars need protection until they are fully cured and poor protection is a common cause of failure in lime work, which should not be expected to cure as quickly as cement based mortars.</p> <p>Protect the new mortar from rain and fast drying in strong winds and warm weather by covering with wet Hessian under polythene sheeting against the work for at least 72 hours, or a week in wet or hot weather, or until the initial set is complete.</p>				



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3.3	<i>Specification:</i>				
3.3.1	Mix to be 1 part hydraulic lime to 3 parts aggregate comprising 2 parts washed sharp sand and 1 part soft brown sand.				
3.3.2	<i>Sand for mortar:</i> <ul style="list-style-type: none"> a) To BS EN 13139:2002 unless otherwise specified b) Sand for facework mortar to be from one source, different loads to be mixed if necessary to ensure consistency of colour/texture c) Where a range is specified (e.g. 1:1:5-6) use lower proportion of sand for grade G sands and higher proportion for grade S d) Ground stone or coarse dark grit sand to be generally used to reduce shrinkage and allow for insertion of lime putty in place of some of the fine sand e) Where very fine joints preclude the use of aggregate sand/ crushed stone, a fine building sand will be permitted or a lime putty may be applicable, subject to discussion with architect 				
3.3.3	<i>Lime:</i> To be by St. Astier, Strength NHL 2.				
3.4	<i>Mixing:</i> <ul style="list-style-type: none"> a) A conventional cement mixer may be used, although lime tends to roll around rather than mix with the aggregate. A roll plan or paddle mixer is therefore preferable b) If mixed in a drum, precautions should be taken to prevent balling. It is recommended that a small quantity of water is put into the mixer while not rotating and then the appropriate quantity of lime added. When the mixer is switched on, the lime should be turned into a wet slurry. The sand is added to the slurry with more water and mixed for approximately 15-20 minutes. Do not overfill mixer as this will prevent proper mixing. The mix, to begin with, should appear rather dry but as the mixing time increases the material will become much 'fattier'. At the end of 20 minutes the final water can be added to obtain the correct workability, if required. If too much water is added the risk of shrinkage will increase and the final strength be reduced c) Mix ingredients thoroughly to a consistency suitable for the work and free from lumps. Mortars containing air entraining admixtures must be mixed by machine, but do not overmix d) Do not use any plasticisers unless otherwise agreed e) Measure materials accurately by volume using clean gauge boxes. Proportions of mixes are for dry sand; allow for bulking if sand is damp. A shovel is not acceptable since quantities are too inconsistent f) Use mortar within two hours of mixing at normal temperature. Use retarded mortar within time and site temperatures recommended by manufacturer. Mortar may be re-tempered to restore workability, but only within these time limits 				
3.5	<i>Finishing/conditions:</i> Include for covering all new placed mortar with damp hessian and for periodical spraying with water as required to prevent over-rapid drying				

1705
Former Holy Trinity Church, Sunderland, SR1 2BB
Specification and Schedule of Works – Phase 2 Tender



Hugh Massey Architects
 Planning & Landscape Consultants

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	<p>out. Additionally, cover with plastic sheeting in wet conditions. Ensure coverings are well fixed and cannot be blown away.</p> <p>Do not allow rain to strike new pointing and stonework until setting is complete.</p> <p>No repointing work is to be undertaken if external air temperature at the site falls to 4°c or below.</p> <p>Joints in stonework and brickwork to be the same width as those in the surrounding areas.</p>				



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