











A - PRELIMINARIES		
	At the rate of £..... per week (based upon 20% of the repair and general items cost)	
B - GENERAL ITEMS		
1	Arrange a joint inspection with the architect to agree on the scale and scope of the works and to agree the location of the site compound.	
2	Provide sufficient suitable scaffolding as is necessary to properly and safely undertake the repair works detailed below. The scaffolding shall be designed to ensure that it does not impose any significant additional loads on the structure. No holes are to be made to the structure. The base of the scaffolding should be adequately supported to spread the load and avoid damage to the ground.	
3	Include for liaison with the archaeologist to allow them to undertake a watching brief while the trench for the drainage pipes and soakaway are excavated.	
4	Include the disconnection of the electrical services to the brye where necessary to undertake the works, and include for the reconnection on completion of the works.	
5	Include a provisional sum for additional electrical works in reconnecting the electrical system.	£1,500.00
6	Include for the removal from site of all the waste material arising from the repair works, i.e. rotten timbers, stone debris, mortar general debris and vegetation etc.	
7	Include for the removal from site of the asbestos roofing sheeting to a licenced dump by a licenced asbestos contractor.	
8	Include for preparing samples of the repointing and deep tamping for approval by the architect.	
9	Include a provisional sum for the supply and installation of additional ironmongery.	£250.00
10	Allow for the installation of a barn owl box to the trees to the west of the building prior to the commencement of the works.	
11	Include a contingency sum.	£4,000.00
Subtotal for General Items		



C - REPAIR WORKS

Note: For tender purposes assume the below areas and quantities. These will be confirmed and agreed on site. They will be re-measured upon completion of the works. The figures here will be used to extrapolate rates for each operation and these will be applied to any additional/omission works instructed during the contract. Sizes of timber are nominal and need to be checked on site in order for the new/replacement timbers to match the existing.




Item no.	Location	Defect description	Photograph	Recommended Repair & Quantity	Repair Category & Spec ref	Cost (Doonan Estimate)
1.0 ROOFS						
1.1	North Face	There is a build up of moss on the asbestos sheeting. The sheets are broken over the east window. In addition the verge is missing.		Remove the corrugated asbestos sheet and replace with a slate roof covering to match the existing farmhouse (73m sq. with 2no. rooflights)	2 Spec 1	
1.2	South Face	The verge at the west end is broken and the verge cover piece is missing at the east end.		Remove the corrugated asbestos sheet and replace with a slate roof covering to match the existing farmhouse (77m sq. with 2no. rooflights)	2 Spec 1	
1.3				Include a provisional sum to chock and level the rafters to accommodate the slating battens.		£3,500.00
1.4	Structure	The roof timbers generally appear sound. There is evidence of woodworm although it can not be determined whether this is active or not.		Include for inspection of the timbers once the roof has been stripped. Allow for treatment of the timbers with a suitable insecticide.	1 Spec 10	




1.5	North Structure	A length of the lower timber batten below the roof sheeting is rotten.		Remove the rotten section and renew the batten. (Allow 50x80mm timber, and approximately 5m long)	2 Spec 2	
1.6		The bearing and fixing of a purlin is poor, as the purlin is short.		Install a new purlin alongside the existing. (Allow for the installation of a 100x100mm sw purlin)	1 Spec 2	
1.7		The rafter end is rotten and not bearing on to the wall head.		Cut out the area of rot and install a new rafter along side the remaining timber spanning from the wall to the first purlin. (Allow 100x65mm rafter 1.5m long)	2 Spec 2	
1.8	South Structure	The rafter has suffered from decay with a worn section of limited depth.		Install a new rafter along side the remaining timber spanning from the wall to the first purlin. (Allow 100x65mm rafter 1.5m long)	2 Spec 2	




1.9		A high rafter adjacent to rooflight is decay and appears in poor condition.		Install a new rafter along side the remaining timber spanning from the wall purlin to purlin. (Allow 100x65mm rafter 1.5m long)	2 Spec 2	
1.10		The wall plate is missing at the west end eaves and the rafters are not supported.		Insert a new timber wall plate, secured to the wall head and secure rafter ends. (Allow for 50x125mm plate 3m long with resin fixed bolts at 900mm centres.).	1 Spec 10	
1.11				Allow a provisional sum to replace timbers on a like for like basis, subject to a full inspection by the Architect.	2 Spec 2	£6,000.00
					sub total	




2.0 Rainwater Goods						
2.1	North elevation	50% of the guttering is missing and the remainder is corroded. There is no down comer		<p>Remove the remaining guttering. Renew with cast guttering fixed with spiked brackets. Include a new cast down comer</p> <p>(Allow a length of 13.5m of deep flow guttering with 2no. stop ends, 1 outlet, spiked gutter brackets 1no. 2.3m downpipe with outlet shoe.)</p>	<p>1</p> <p>Spec 3</p>	
2.2			see above	<p>Install a new gully with pipe running along the edge of the concrete step to discharge into the grassed area. Cover the pipe in a concrete to extend the step.</p> <p>Allow for 1m of pipework bedded in concrete to extend the existing concrete step.</p>	<p>1</p> <p>Spec 4</p>	
2.3	South elevation	There are only remnants of the guttering and down pipes remaining, which are corroded.		<p>Remove the remaining guttering. Renew completely with cast guttering fixed with spiked brackets. Include a new cast down comer</p> <p>(Allow a length of 13.5m of deep flow guttering with 2no. stop ends, 1 outlet, spiked gutter brackets 1no. 2.3m downpipe with outlet shoe.)</p>	<p>1</p> <p>Spec 3</p>	



2.4		There is no gully for the down comer.	see above	<p>Install a new gully with underground drainage pipe running into the garden to a new soakaway.</p> <p>(Allow for the installation of a 200mm sq., gully with cast iron grill. Assume the installation of 15m of underground drainage to a 2m sq. soakaway)</p>	<p>1</p> <p>Spec 4</p>	
					sub total	



3.0		WALLS				
3.1	North Wall	The mortar to the stonework joints is soft and friable and there are patches of more recent cement pointing.		Rack out the loose mortar, carefully hack out the cement and repoint. (26m sq.)	2 Spec 5	
3.2		There are displaced stones to the east of the doorway.		Carefully remove the stone and rebed. (0.3m sq.)	1 Spec 7	
3.3		There are washed out joints with vegetation growth around the eastern window.		Remove the vegetation, rake out the mortar. Deep tamp the stonework and repoint. (5m sq.)	2 Spec 6	

3.4		There is a crack at the eastern corner.		Install helifix stainless steel helifix bars across the crack, bedded in resin and repoint. (Allow 5no. stainless steel helifix bars 900mm long at 300mm vertical centres bedded in resin.)	2 Spec 8	
3.5	West Wall	The mortar to the wall is loose, friable and washed out.		Rake out the loose mortar and repoint. (30m sq.)	1 Spec 5	
3.6		There are two cracks to the northern side of the elevation.		Install helifix stainless steel helifix bars across the crack, bedded in resin and repoint. (Allow 10no. stainless steel helifix bars 1200mm long at 300mm vertical centres bedded in resin.)	1 Spec 8	



3.7		The stonework has displaced at the cracks and is not tied into the surrounding masonry.		Carefully take down the stonework and rebuild to the full thickness of the wall introducing stainless steel bed reinforcement to secure the rebuilt masonry with the existing masonry. (Allow 3.5m sq.)	1 Spec 7	
3.8		There are loose stones to the head of the walls and at the apex above the upper opening.		Carefully take down the top 400mm of wall and the masonry above the opening at the apex. Rebuild to wall head. (Allow 11.5m)	1 Spec 7	
3.9		There is a crack at the southern elevation, which is falling away.		Carefully take down the stonework to ground level and rebuild to the full thickness of the wall introducing stainless steel bed reinforcement and stainless steel ties to secure the rebuilt masonry with the existing masonry. (Allow 3.5m sq.)	1 Spec 7	




3.10		There is decay and the timber lintel over the ground floor door is rotten.		Cut back the existing rotten timber by 200mm and install a new oak lintel with lead capping. (Assume a 100x200mm oak lintel 1.5m long. Include for rebuilding the stonework above 1m sq.)	Spec 9 & 7	
3.11	South Wall 1st Pier	There is displacement to the pier with cracks to the corner. The mortar is cracked in places and there is missing stone at the end of the timber lintel.		Carefully take down the stonework to ground level and rebuild to the full thickness of the wall introducing stainless steel bed reinforcement and stainless steel ties to secure the rebuilt masonry with the existing masonry. (Allow 2.5m sq.)	1 Spec 7	
3.12	1st Panel	There is a bulge at the base. The mortar is smeared over the stones, and is cracked.		Carefully take down the stonework to ground level and rebuild to the full thickness of the wall introducing stainless steel bed reinforcement and stainless steel ties to secure the rebuilt masonry with the existing masonry. (Allow 4.5m sq.)	1 Spec 7	

3.13		There is some decay to the timber lintel.	see above	Inspect the existing timber. Re-use if sound and treat. Include for the installation of a lead capping and rebuilding the masonry above.	1 Spec 10 & 7	
3.14				Include a provisional sum for the supply of a new timber lintel if the lintel above is found to be in a poor condition (Allow 150x125mm 2.5m long)		£300.00
3.15	2nd Pier	There is a crack to the base with washed out joints to the surrounding stonework.		Repoint around the crack. (1.0msq.)	1 Spec 5	
3.16	2nd Panel	There is a bulge at the base and the whole panel is leaning outward and is not tied into the existing piers.		Carefully take down the stonework to ground level and rebuild to the full thickness of the wall introducing stainless steel bed reinforcement and stainless steel ties to secure the rebuilt masonry with the existing masonry. (Allow 4.5m sq.)	1 Spec 7	




3.17		There is some decay to the timber lintel.	see above	Inspect the existing timber. Re-use if sound and treat. Include for the installation of a lead capping and rebuilding the masonry above.	1 Spec 10 & 7	
3.18				Include a provisional sum for the supply of a new timber lintel if the lintel above is found to be in a poor condition (Allow 150x125mm 2.5m long)		£300.00
3.19	3rd Pier	There is a crack at the base and washed out joints		Carefully take out the loose stones and rebed the stones. (1m sq.)	1 Spec 5	
3.20		The lintel over the door opening is cracked.		Carefully take out the lintel. Include for pinning and refixing the lintel. (Allow for installing 2 no. 10mm stainless steel pins bedded in resin to secure the lintel.)	1 Spec 11	

3.21	4th Pier	There is displaced and loose stonework to the jamb at the doorway.		Carefully take out the loose stones and rebed the stones. (Allow for the full height of the opening approximately 2m)	1 Spec 7	
3.22		There are cracked and washed out joints.	see above	Rake out the loose mortar and repoint. (3.5m sq.)	1 Spec 5	
3.23	3rd Panel	There is friable, cracked and washed out mortar joints.		Rake out the loose mortar and repoint. (4m sq.)	1 Spec 5	



3.24		There are displaced stones to the base of the wall.		Rebed the stones (500mm x500mm)	1 Spec 7	
3.25		There is rot and decay to the timber lintel.	see 3.23 above	Renew with a new oak lintel. (New oak lintel 200x150mm and 2.4m long.)	1 Spec 9 & 7	
3.26	5th Pier	There is friable, cracked and washed out mortar joints.		Rake out the loose mortar and repoint. (2.5m sq.)	1 Spec 5	



3.27		There are missing and displaced stones to the head of the pier	see above	Rebuild the section of loose and missing masonry. (Allow for rebuilding the top 200mm of the pier)	1 Spec 7	
3.28	4th Panel	There is little or no mortar in the stonework.		Deep tamp and fully repoint the panel of masonry (2.5m sq.)	1 Spec 5 & 6	
3.29		There is a section of missing stonework to the top of the panel.		Piece in with new stonework to match the existing (Allow 300mmx400mm)	1 Spec 7	
3.30		There is decay to the timber lintel.		Inspect the existing timber. Re-use if sound and treat.	1 Spec 10	




3.31				Include a provisional sum for the supply of a new timber lintel if the lintel above is found to be in a poor condition (Allow 150x125mm 2.5m long)		£300.00
3.32	6th Pier	There are washed out joints.		Deep tamp and repoint (2.5msq.)	1 Spec 5 & 6	
3.33	West Wall	There are missing stones at the verge.		Include forpiecing in stones to the verge. (Allow for 10 stones to be pieced in.)	2 Spec 7	
3.34		There are cracks to the south of the wall.		Install helifix stainless steel helifix bars across the crack, bedded in resin and repoint. (Allow 4no. stainless steel helifix bars 2m long at 300mm vertical centres bedded in resin.)	2 Spec 8	

3.35				(Allow for an additional. rebuilding masonry as directed on site.)	Spec 7	£2,000.00
	Internal walls	Note: Defects to the internal walls have not been noted below where the walls are to be rebuilt to the full thickness as this is detailed above to the external walls.				
3.36	North Wall	There is vegetation growth above and below the eastern window, with friable mortar joints.		Remove the vegetation, rake out the mortar and repoint. (Allow for 1.5m sq.)	2 Spec 5	
3.37		The inner timber lintel at the eastern opening is rotten.		Carefully take down the masonry above the lintel and renew the lintel with a new oak lintel. (Allow for a oak lintel 90mm x 300mm and 1.95m long.)	1 Spec 9 & 10	
3.38		There are anumber of loose stones to the wall head.		Rebed the stones to ensure they are secure. (Allow for 12m)	3 Spec 7	



3.39		There is a crack to the north east corner full height		Include for structural stitching and repoint the crack. (Allow 5no. stainless steel helifix bars 1200mm long at 300mm vertical centres bedded in resin and bent around the corner.	2 Spec 8	
3.40	East	There are loose stones to the top of the wall, and the gaps to the wall head		Rebed the loose stone and build up the wall to the underside of the roofing. (Allow for 10m)	3 Spec 7	
3.41	West	There are loose stones to the top of the wall, and the gaps to the wall head		Rebed the loose stone and build up the wall to the underside of the roofing. (Allow for 5m)	3 Spec 7	

3.42	Cross Wall	There is a section of missing masonry at low level at the eastern end.		Piece in new stonework (Allow 400mmx400mm)	3 Spec 7	
					sub total	
4.0.0	FLOORS					
4.1.0	Cart Shed					
4.1	Floor	The floor is a concrete floor appears in reasonable condition although it is covered in debris.		Clear out the debris to make the building more useful.	3	
					sub total	

5.0 WINDOWS/DOORS/JOINERY					
5.1	North elevation west window	The window has been boarded up and the paint is flaking.		Rub down the timber to remove loose paint and redecorate externally.	2 Spec 12
5.2			see above	Consider opening up the window and installing glass to the existing frame. (Allow 600x375mm safety glass.)	3 Spec 13
5.3	North elevation door	The boards to the door are rotten and in poor condition.		Strip off the existing ironmongery, and reuse on a new timber door. (Provide a new accoya timber ledged and braced batten door 980mmx 1830mm and include for decoration)	2 Spec 14

5.4	North elevation east window	The eastern window is rotten, there is vegetation growth, the glazing is plastic and there is no paint on the timber.		Renew the window. (Provide a new window with safety glass including new vertical glazing bars. Include for decoration).	1 Spec 15	
5.5	West elevation lower door	The door is in poor condition and has twisted.		Strip off the existing ironmongery, and reuse on a new timber door. (Provide a new accoya timber ledged and braced batten door 1100mm x 1900mm and include for decoration)	2 Spec 14	
5.6	West elevation upper door	The door is missing.		Install a new door. (Provide a new accoya timber ledged and braced batten door include for decoration)	2 Spec 14	

<p>5.7</p>	<p>South elevation east window</p>	<p>The window is rotten with broken and missing panes</p>		<p>Install a new window. (Provide a new accoya window to match the existing (880mmx1070mm include for decoration)</p>	<p>2 Spec 15</p>	
<p>5.8</p>	<p>South elevation door</p>	<p>The door is reasonable, however there is no paint, the handle is missing and the ironmongery is corroded.</p>		<p>Redecorate the door, include for a new handle and rub down and redecorate the ironmongery. (Allow for a new black cast thumb latch.)</p>	<p>2 Spec 15</p>	

5.9	South elevation east window	The window is rotten with broken and missing panes		Install a new window. (Provide a new accoya window to match the existing (860mmx1070mm include for decoration)	2 Spec 15	
5.10		The internal remnants of kennels, timber stabling are ram shacked but are generally sound.		No works proposed.		-
					sub total	

SUMMARY

A - PRELIMINARIES	
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B - GENERAL ITEMS	
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C - REPAIR WORKS		
1.0	ROOF	
2.0	RAINWATER GOODS	
3.0	WALLS	
4.0	FLOORS	
5.0	WINDOWS/DOORS	
	sub total	

TOTAL BUDGET CONSTRUCTION COST (A+B+C)	
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