












<b>A - PRELIMINARIES</b>		
	At the rate of £..... per week	
<b>B - GENERAL ITEMS</b>		
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 works outlined 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 without consent. The base of the scaffolding should be adequately supported to spread the load and avoid damage to the ground.	
3	Include the disconnection of the electrical services to the barn where necessary to undertake the works, and include for the reconnection on completion of the works.	
4	Include a provisional sum for additional works in reconnecting the electrical system.	<b>£1,000.00</b>
5	Include for the removal from site of all the waste material arising from the repair works, i.e. slates, battens, rotten timbers, stone debris, mortar general debris and vegetation.	
6	Include for the removal of the asbestos sheet from the opening between the Granary and Store and in the eaves to the Store. This needs to be undertaken by suitably trained and equipped personnel. Please ensure a tipping licence is provided.	
7	Include for preparing samples of the repointing, deep tamping and slates for approval by the architect.	
8	Allow for a CCTV survey of the existing drainage system to the south of the building	
9	Include a provisional sum for the clearance of debris from inside the buildings sufficient to enable the repairs to be undertaken.	<b>£750.00</b>
10	Include a provisional sum for additional preliminaries as a result of additional time on site due to the expenditure of provisional sums and quantities.	<b>£4,500.00</b>
<b>Sub total for General Items</b>		





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	Tender Price
<b>1.0. ROOFS</b>						
1.1	West Face	The roof is in poor condition with holes and water penetration . There are a number of slipped, displaced and missing slates. There are cracks along the mortar fillet to the water tabling with vegetation growth. The slating latts are cracked and displaced.		Strip the slates and reslate the roof, with lead soakers at the water tabling with a mortar fillet finish. Rebed the ridge tiles.  (38.5m sq.)	1  Spec 1	
1.2	East Face	The roof is in poor condition with holes and water penetration. There are a number of slipped, displaced and missing slates. There are cracks along the mortar fillet to the water tabling with vegetation growth. The slating latts are cracked and displaced. One of the glass slates is missing.		Strip the slates and reslate the roof, with lead soakers at the water tabling with a mortar fillet finish. Rebed the ridge tiles. Include for refitting the glass slate.  (91m sq.)	1  Spec 1	
1.3			Allow a provisional sum for additional roofing slates			<b>£1,500.00</b>





1.4		The metal rooflight is corroded and the glass is missing.		Renew with a new metal conservation roof light  (1no. Conservation Rooflight Company CR06-1 212x320mm)	1  Spec 1	
1.5	Granary - Roof structure.	The roof structure is generally sound. The trusses, purlins, ridge and most of the rafters appear serviceable. There are a few split rafters and one rotten rafter on the eastern face.		Include for the removal of the split and rotten rafters and renewal with new timbers.  (Allow for 6no. 80x60mm treated rafters approx. 3.7m long.)	1  Spec 2	
1.6	Store - Roof structure.	The principal rafters and purlins appear reasonable. There are a number of rotten rafters at the bases and tops, and there is rot in the wall plate at the eaves.		Include for the removal of the rotten rafters and renewal with new timbers and a new wall plate.  (Allow for 14no. 80x55mm treated rafters approx. 4.5m long, and a new wall plate 150x38mm 6m long.)	1  Spec 2	
1.7	Kennel - Roof structure.	The roof structure is in poor condition with rot in most of the components, i.e. principal rafter, purlins, rafters and wall plates.		Include for the removal of the complete roof structure and renewal to match the existing.  (Allow 2no. C24 75x225 purlins spanning the entire width, with 8no. C24 50x100mm rafters approx. 4.5m long, with 150x38mm wallplate approx. 3.3m long.)	1  Spec 2	

1.8		There is some evidence of woodworm to all the roofs.	see above	Inspect all the timbers, and apply an insecticide treatment to all retained timbers.	1 Spec 3	
1.9			Allow a provisional sum for the replacement of additional roof timbers one a full inspection has been made following the stripping of the roofing slates.			<b>£2,000.00</b>
					sub total	

2.0. Rainwater Goods					
2.1	West roof	The gutter is corroded and there is a section missing at the northern end.		Install new cast guttering on rafter brackets.  (1no. length of 11m of deep flow guttering with 1no. stop ends and rafter brackets.)	1  Spec 4
2.2		The guttering runs along the southern elevation with a downcomer to a gulley. The downcomer does not discharge directly to the gulley and the pipework is corroded and split.		Install new guttering and downpipe with angled section to direct the downpipe to the gulley.  (1no. length of 3.0m of deep flow guttering with 1no. corner, 1no. stop end, 1 no. outlet, spiked brackets, 1no. 5.5m downpipe with 2no. 45 degree angles, with eared brackets and outlet shoe.)	1  Spec 4
2.3	East roof	The existing guttering is largely missing with only a small remnant remaining.		Install new cast guttering on rafter brackets.  (1no. length of 11m of deep flow guttering with 1no. stop ends and rafter brackets.)	1  Spec 4





2.4		The guttering runs along the southern elevation, only the gutter remains and the downcomer is missing.		Install new guttering and downpipe with angled section to direct the downpipe to the gulley.  (1no. length of 3.0m of deep flow guttering with 1no. corner, 1no. stop end, 1 no. outlet, spiked brackets, 1no. 3.0m downpipe with eared brackets and outlet shoe.)	1  Spec 4	
2.5		The outlet at the southern end of the range is centrally located. There is no grid and the stone surround is cracked.		Allow pointing up the cracks to the stone gully surround with cement benching. Include for installing a cast grid cover.  (Assume a 200mm sq. cast grid)	1	
2.6			Allow for carrying out a CCTV survey of the existing drainage pipework.		1	
2.7			Allow a provisional sum for jetting, clearing and repairs to the existing underground drainage run.		1	<b>£1,000.00</b>
					sub total	




<b>3.0</b>		<b>WALLS</b>			
<b>3.1.0</b>		<b>External Walls</b>			
3.1.1	North Wall	There are open joints to the watertables, which have displaced and there is loose stonework below. There is a build up of vegetation.		Remove the vegetation and watertables, rebuild the top of the wall and rebed the water tables.  (Assume the top 500mm of wall is to be rebuilt and 12.1m of watertable rebedded.)	1  Spec 5
3.1.2		The eastern kneeler at the base of the watertable is displaced.		Remove and rebed including resin pins to secure the kneeler to the stonework below.  (Assume inserting 3no. 10mm stainless steel pins in resin approx. 500mm long.)	1  Spec 9
3.1.3		There is vegetation growth and open joints to the watertable above the northern gateway.		Remove vegetation and the watertables, rebuild the top of the wall and rebed the water tables.  (Assume the top 200mm of wall is to be rebuilt and 1m of watertable.)	1  Spec 5
3.1.4		The wall above the gateway has vegetation growth and the mortar joints are cracked and in poor condition.		Remove the vegetation, rake out and repoint.  (1.5m sq.)	2  Spec 6




3.1.5		The wall appears to have been repointed in the past with a cement based mortar, which is having a detrimental impact on the stone, which is eroding more quickly than the stone leaving water traps on the wall. There are areas of loose and cracked mortar and vegetation growth at high level.		Rake out and repoint the wall  (36m sq.)	2  Spec 6	
3.1.6		There is an area of washed out and friable joints to the west of the Granary door.		Rake out and repoint the wall  (1m sq.)	1  Spec 6	
3.1.7		There is an area of washed out joints to the west of the Granary door at low level		Deep tamp the wall  (1m sq.)	2  Spec 7	
3.1.8		There are gaps around the lintel above the Granary door.		Point up the gaps around the lintel	2  Spec 6	











3.1.9		There is an area of missing stone to the east jamb of the Granary door.		Piece in missing stone.  (0.5m sq.)	1  Spec 10	
3.1.10		There is an area of washed out and friable joints above the Store door.		Rake out and repoint  (1m sq.)	1  Spec 6	
3.1.11		There is rot to the timber lintel over the Store door.	see above	Inspect. For tender purposes allow for renewal.  (Allow a new Accoya timber lintel 100x200mm 1420mm long)	1  Spec 11	
3.1.12		There is a crack to the east of the Store door at low level.		Rake out and repoint	2  Spec 6	





3.1.13		There is a small walled enclosure, which is full of debris and the walls are in poor condition with open joints and a hole in the northern wall.		Clear out the debris repoint and fill in the collapsed hole.  (Rebuild and piece in at the collapsed section 1m sq. Repoint 18m sq.)	3  Spec 10 & 6	
3.1.14	East Wall	The is an area of washed out and missing mortar joints at the southern end of the wall.		Rake out and repoint  (5m sq.)	1  Spec 6	
3.1.15		The wall appears to have been repointed in the past with a cement based mortar, which is having a detrimental impact on the stone which is eroding more quickly than the stone leaving water traps on the wall. There are areas of loose and cracked mortar.		Rake out and repoint the wall  (20m sq.)	2  Spec 6	
3.1.16		There is a small section of loose stones piled at the southern end of the wall.		Remove the stones.	3	





3.1.17	South Wall	There are open joints to the watertables, which have displaced and there is loose stone below, and there is a section of missing masonry at the apex.		<p>Remove the vegetation and watertables, rebuild the top of the wall and rebed the water tables.</p> <p>(Assume the top 500mm of wall is to be rebuilt, 12.1m of watertable and piece in missing area of stone apex approx. 1m sq. but maintain the dovecote opening.)</p>	1	Spec 5 & 10
3.1.18		The eastern kneeler at the base of the watertable is displaced together with the surrounding stonework, which has cracked.		<p>Remove and rebed the kneeler and surround stonework include for resin pins to secure the kneeler to the stonework below.</p> <p>(Assume inserting 3no. 10mm stainless steel pins in resin approx. 500mm long. And rebuilding 2.5m sq. of wall with integral stainless steel bed reinforcement)</p>	1	Spec 5 & 9
3.1.19		There is an open gap and missing stone to the jamb of the eastern small opening, which is blocked up internally.		<p>Piece in stone and repoint the jamb, and piece in stone to secure the opening</p> <p>(200x300mm hole in jamb, piece in stone to consolidate the existing internal blocked up opening.)</p>	2	Spec 10

3.1.20		There is a crack to the stone lintel over the door to the kennel.		Undertake pinning and repoint the crack. (Skew drill the head and insert 2no 10mm stainless steel rods bedded in resin.)	1 Spec 9	
3.1.21		There are washed out joints to the wall above the gulley		Deep tamp and piece in with stone. (1m sq. deep tamping.)	1 Spec 7	
3.1.22		There is a crack to the west of the Granary window.		Install reinforcement across the crack, and repoint the crack. (Allow for 3no. 900mm stainless steel helibars horizontally across the crack at approx. 450mm vertical centres within the stone joints.)	1 Spec 8	




3.1.23		The wall appears to have been repointed in the past with a cement based mortar, which is having a detrimental impact on the stone which is eroding more quickly than the stone leaving water traps on the wall. There are areas of loose and cracked mortar.		Rake out and repoint the wall  (51m sq.)	2  Spec 6	
3.1.24		There is a small yard with walls which have loose tops, as well as open joints..		Rebed the coping stones and repoint the upper face of the wall.  (Allow 8m of coping and 8m sq. of repointing)	3  Spec 5 & 6	
3.1.25	West	There are a number of cracks to the southern end of the wall.		Install reinforcement across the crack, and repoint the crack.  (Allow for 5no. 2400mm stainless steel helibars horizontally across the crack at approx. 450mm vertical centres within the stone joints.)	1  Spec 8	
3.1.26		There is loose masonry to the wall head along the eaves.		Rebed the upper course of stones.  (10.8m length.)	1  Spec 5	

3.1.27		A quoin at the southern jamb of the first floor doorway has displaced.		Rebed the stone.  (1.5msq.)	2  Spec 5	
3.1.28		A section of one of the quoins to the first floor door at the southern jamb has broken away, the cracked piece is on site.		Carry out a resin repair the broken stone.	2	
3.1.29		There are open joints below the first floor doorway		Repoint under the cill.  (0.5m sq.)	1  Spec 6	
3.1.30		There is vegetation growth and poor mortar joints to the northern end of the building.		Rake out and repoint the wall  (6.5m sq.)	1  Spec 6	





3.1.31		The wall appears to have been repointed in the past with a cement based mortar, which is having a detrimental impact on the stone, which is eroding more quickly than the stone leaving water traps on the wall. There are areas of loose and cracked mortar.		Rake out and repoint the wall  (33m sq.)	2  Spec 6	
3.1.32		The wall above the gateway has vegetation growth and the mortar joints are cracked and in poor condition.		Remove the vegetation, rake out and repoint.  (1.5m sq.)	2  Spec 6	
3.1.33		The stones to the steps are in poor condition with open joints and some are displaced.		Rebed the stone steps and repoint.	2  Spec 6 & 5	
3.1.34		The wall below the steps has vegetation growth and the mortar joints are cracked and in poor condition.		Remove the vegetation, rake out and repoint.  (7.0m sq.)	2  Spec 6	


3.2.0		Internal Walls				
3.2.1	North Wall Ground Floor Granary	There are some open joints to the north east corner.		Remove the vegetation, rake out and repoint.  (2.0m sq.)	2  Spec 7	
3.2.2	West Wall Ground Floor Granary	The is a crack and rot to the timber lintel over the blocked opening.		Allow for renewal  (Allow 2no. new Accoya timber lintels 100x125mm 1220mm long)	1  Spec 11	
3.2.3		There are some open joints to the northern jamb of the doorway		Allow for repointing  (1.0m sq.)	3  Spec 6	
3.2.4		There are open joints to the wall between the door and the window		Deep tamp.  (2m sq.)	2  Spec 7	











3.2.5		To the north of the door there is loose stonework and open joints around the floor joists.		Piece in stone and repoint.  (Assume piecing and repointing around the northern most 10 joist ends.)	2  Spec 10	
3.2.6		There is evidence of rot to the window lintel.		Inspect and insert boron rods to prevent further rot.	2	
3.2.7				Allow a provisional sum for the replacement of the lintel above.		<b>£300.00</b>
3.2.8	North Wall First Floor Granary	At the northern end there are open joints with washed out mortar. There are washed out joints from a leak.		Rake out the loose mortar and repoint.  (3m sq.)	2  Spec 6	
3.2.9		There is a missing stone in the wall at the western end.	see above	Piece in a stone.	3  Spec 10	





3.2.10		There is a missing stone in the wall at the eastern end and loose stone surrounding the hole.		Piece in a stone and rebed the surrounding stones.	3  Spec 10 & 11	
3.2.11	East Wall First Floor Granary	There is a crack to the south corner.		Include for stitching in rods from the external face to secure the eastern wall to the south wall. Repoint the crack  (Allow installing 5no. 10mm helibar 1200mm long. )	1  Spec 9	
3.2.12	South Wall First Floor Granary	There is stone missing at the Apex at what looks like a small opening.		Piece in with stonework to match the existing and maintain an opening.  (0.5m sq)	1  Spec 10	
3.2.13	West Wall First Floor Granary	There is a small crack to the north of the southern window.		Repoint the crack	3  Spec 6	





3.2.14		The inner lintel to the door is rotten and there is loose stone above.		Install a new timber lintel and make good the loose stonework.  (Allow 1no. new Accoya timber lintels 100x100mm 1400mm long)	2  Spec 11	
3.2.15		There is a small area of open joints at the southern jamb of the doorway.		Repoint  (0.5m sq)	3  Spec 6	
3.2.16		There is rot to the lintel to the northern window.		Install a new timber lintel.  (Allow 1no. new Accoya timber lintels 100x100mm 1200mm long)	1  Spec 11	
3.2.17		There is loose stone to the cill of the northern window.		Rebed the loose stone	3  Spec 5	

3.2.18	Store North wall	There is poor point and loose mortar joints at the roof/eaves.		Rake out the loose mortar and repoint (1.0m sq.)	2  Spec 6	
3.2.19		There are loose mortar joints at the top of the wall to the west..		Rake out the loose mortar and repoint (1.0m sq.)	2  Spec 6	
3.2.20		There is loose stonework above the door.		Repoint (1.0m sq.)	2  Spec 6	
3.2.21		There is loose render to the door jamb.		Brush off the loose material	3	




3.2.22	Store East Wall	To the north of the window there is loose render.		Hack off the loose material.	2	
3.2.23		There is rot the lintel to the southern window.		Install a new timber lintel.  (Allow 1no. new Accoya timber lintels 100x100mm 1200mm long)	1  Spec 11	
3.2.24		There is a crack at the junction with the southern cross wall		Include for stitching in rods from the external face to secure the eastern wall to the southern cross wall. Repoint the crack  (Allow installing 5no. 10mm helibar 1200mm long. )	1  Spec 9	
3.2.25	Store West Wall	There is some loose plaster to the northern section of the wall.		Brush off the loose material.	3	





3.2.26	Kennel - North Wall	The masonry to the door cill is loose.		Rebed the stonework	3  Spec 5	
3.2.27		There is a crack in the eastern wall		refer to item 3.2.24 above	—	—
3.2.28		There is a hole at the east end of the wall		Piece in stonework  (approx 200mm x 500mm)	2  Spec 10	
3.2.29		There are open joints at low level to a section of wall, which is retaining.		Repoint.  (4m sq.)	3  Spec 6	



3.2.30	Kennel - East Wall	The wall has many open and poor mortar joints.		Repoint the entire wall  (11m sq.)	1  Spec 6	
3.2.31	Kennel - South Wall	To the east end there are open and washed out joints.		Rake out and repoint  (2m sq. )	1  Spec 6	
3.2.32		There are loose stones around the floor joist ends..		Rebed and repoint around the floor joist ends	2  Spec 6	
3.2.33		There is a loose stone at the cill of the higher window opening..		Repoint and rebed	2  Spec 6	




3.2.34		There are a number of holes below the higher window.		Piece in stonework	3  Spec 10	
3.2.35		There is loose stone to the apex		Rebed and repoint.  (1m sq.)	2  Spec 6 & 5	
3.2.36		The lintel to the upper window appears undersized.		Check for deflection and condition.  (For tender purposes assume renewal.)	1  Spec 11	
3.2.37	Kennel - West Wall	There appears to be displaced masonry at the bearing of the central rafter member..		Rebed the stones  (0.5m sq.)	2  Spec5	






3.2.38		There are open joints to the upper portion of the wall.		Repoint  (14m sq. )	2  Spec 6	
3.2.39		There are some open joints to the lower portion of the wall.		Repoint  (1m sq. )	3  Spec 6	
3.2.40	Internal walls generally	The walls have been whitewashed in the past.		Consider whitewashing the walls to all the internal walls once the various repairs have been undertaken.  (Allow for 250m sq. )	3  Spec 17	
					sub total	




4.0		FLOORS				
4.1	Granary Ground Floor	The floor is concrete and in reasonable condition.		No works required.	—	—
4.2	Granary Ground Floor	There is rot in one of the floor joists due to the leak from the roof.		Cut out the beam and renew with a new treated timber beam and make good the walls around the new joist. (1no. 225x75mm C24 joist.)	1  Spec 12	
4.3				Allow a provisional sum for additional joist repairs once the top surface can be inspected when the floor boards have been removed.		£750.00
4.4		There is evidence of minor woodworm to joists		Inspect all the timbers, and apply an insecticide treatment to all retained timbers.	1  Spec 3	
4.5		The floor is in a poor condition with a number of holes. There are rotten sections of timber floor boarding due to the water penetration and areas with wood worm holes.		Take up the areas of rotten boards and renew.  (Allow for 45m sq of 150x25mm T & G boards)	1  Spec 12	

4.6				Consider applying a wood wax transparent sealer. (Allow for 45m sq boards)	3 Spec 12	
4.7	Store.	The floor is concrete and in reasonable condition.		No works required.	—	—
4.8	Floor	There is rot to the boards to the partial upper floor deck.		Strip out the rotten boards.  Consider replacement of the boards if this is required for storage purposes (Allow for 3m sq of 150x25mm T & G boards)	2  3 Spec 12	
4.9	Kennel	The floor is lined with bricks. A number of which have decayed.		Lift up the decayed bricks and replace with bricks to match.  (Assume 20 no bricks require replacement)	3  Spec 13	
4.10		There are a number of open joints to the brick floor.	see above	Brush in a dry mortar mix into the joints  (11.5m sq.)	3  Spec 13	

4.11		There is rot to the existing first floor joists and these appear undersized and there is no flooring remaining.		Remove the existing joists and renew.  (Assume 8no. 75x175mm C24 treated floor joists. Include area of 11.5m sq and finish with 150x25mm T & G boards)	3  Spec 12	
4.12				Consider applying a wood wax transparent sealer. (Allow for 11.5m sq of boards)	3  Spec 12	
					sub total	
<b>5.0</b>	<b>WINDOWS/DOORS/JOINERY</b>					
5.1	Gate at the north west corner.	The brace is rotten and the central two panels are rotten, and the paint is flaking.		Take apart the door and insert new panels and new brace.  (Include for a new brace assume 200x38mm and 2no. 150x25 T & G boards include for decoration)	2  Spec 14 & 17	
5.2	North Granary Door	The base of the door frame is rotten.		Cut out the rotten timber frame and splice in new sections and redecorate.  (Renew the base of the frames with Accoya timber 80x65mm sections 250mm long)	3  Spec 14	



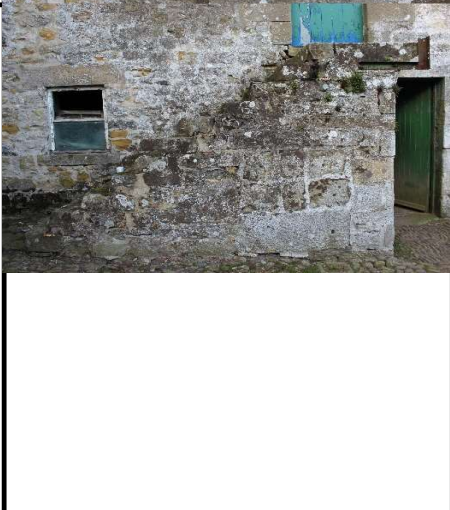
5.3		The door and frame have peeling paint.		Rub down the timber to remove loose paint and redecorate internally and externally.	2  Spec 17	
5.4	North Store Door	There is decay to the base of the door boards.		Treat the timber and install a horizontal board with chamfered top. (Include a 150x25mm Accoya board the width of the door with chamfered upper edge.)	3  Spec 14	
5.5		The base of the door frame is rotten.		Cut out the rotten timber frame and splice in new sections and redecorate. (Renew the base of the frames with Accoya timber 110x75mm sections 250mm long)	3  Spec 14	
5.6		The door and frame have peeling paint.	see above	Rub down the timber to remove loose paint and redecorate internally and externally.	2  Spec 17	


5.7	Store Northern Window	The paint is peeling, there is loose putty and a glazing bar is missing.		Rub down the window externally, renew the missing glazing bar and re-putty.	2  Spec 14	
5.8	Store Southern Window	The window is missing.		Renew with a simple opening casement window with 4 panes.  (Approx. 770mm wide and 820mm tall.)	1  Spec 15	
5.9	Kennel East Door.	The paintwork is flaking on the door and frame.		Rub down the timber to remove loose paint and redecorate internally and externally.	2  Spec 17	
5.10		The base of the door frame is rotten to the northern jamb.	see above	Remove the rotten leg to the frame and renew.  (Renew s with Accoya timber 90x50mm approx. 850mm long)	3  Spec 14	

5.11	Kennel South Door .	There is no door in existence.		<p>Consider installing a new door and frame.</p> <p>(Allow for a new door and frame approx. 980mm wide and 1400mm high, including decoration and ironmongery)</p>	3  Spec 16 & 17	
5.12	Kennel Central Window.	The putty is missing and the window has little paint and the whole window is loose.		Secure the window, renew the putty and decorate.	3  Spec 14 & 17	
5.13	Kennel Upper Opening	It appears this opening formed a dovecote, most of which is missing.		<p>Include for forming a timber boxed dovecote.</p> <p>(Approx. size 780mmx 480mm and 400mm deep. Allow a provisional sum)</p>	2  Spec 15	
5.14	Granary Ground Floor south window	The window is in poor condition with missing putty, rotten timbers and flaking paintwork.		<p>Renew with a simple opening casement window with 4 panes.</p> <p>(Approx. size 900mmx 1100mm)</p>	2  Spec 15	

<p>5.15</p>	<p>Granary First floor Window (Southern)</p>	<p>There is peeling paint, missing putty, missing glass pane and there timber is rotten.</p>		<p>Replace the broken pane, reputty, rub down and redecorate the window.</p>	<p>2</p> <p>Spec 14 &amp; 17</p>	
<p>5.16</p>	<p>Granary First Floor Door</p>	<p>The paintwork is flaking on the door and frame.</p>		<p>Rub down the timber to remove loose paint and redecorate internally and externally. Add a moulded weather bar to protect the timber flooring internally</p> <p>(Include for adding a 75x50mm moulded hw weather bar to the base of the door.)</p>	<p>2</p> <p>Spec 17</p>	
<p>5.17</p>	<p>Granary First Floor Window (Northern)</p>	<p>There is peeling paint, missing putty, missing glass pane and the timber is rotten.</p>		<p>Renew with a simple opening casement window with 4 panes.</p> <p>(Approx. 800mm wide and 925mm tall.)</p>	<p>1</p> <p>Spec 15</p>	



<p>5.18</p>	<p>Granary Ground floor Door</p>	<p>The paintwork is flaking on the door and frame.</p>		<p>Rub down the timber to remove loose paint and redecorate internally and externally.</p>	<p>2</p> <p>Spec 17</p>	
<p>5.19</p>	<p>Granary Ground Floor west Window</p>	<p>There is peeling paint, missing putty, missing glass pane and the timber is rotten.</p>		<p>Renew with a simple opening casement window with 4 panes.</p> <p>(Approx. 800mm wide and 910mm tall.)</p>	<p>1</p> <p>Spec 15</p>	
<p>5.20</p>	<p>External Steps</p>	<p>The handrail is missing completely.</p>		<p>Include for a new timber handrail.</p> <p>(Fabricate the handrail and posts in Accoya timber, allow for 5no 100mm sq posts, a 100x38mm rounded top rail 4.7m long and a 100mmx38mm mid rail 4.5m long. Allow for rebedding the existing metal bands to secure the posts, and allow for 2no. M14 stainless steel resin bolts into the stone joints to secure the posts.)</p>	<p>3</p>	

5.21	First floor opening into Granary and Store.	The opening is currently blocked with an sheet which appears to be asbestos.		<p>The removal is included in General item 6. Include for forming a timber partition to block the opening</p> <p>(Assume framing the opening 2260mm wide and 1830mm high with 100x50mm timber studs at 600mm centres with a sole plate, head and half height noggins. Clad the studs with 22x150mm T &amp; G horizontal boards to the Granary side)</p>	1	
					sub total	

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

<b>TOTAL BUDGET CONSTRUCTION COST (A+B+C)</b>	
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