



Ashton Town Hall - Roof Remediation
Tameside

SCOPE	Price 31.03.23	CONTRACTOR	QTY	RATE	COST PLAN E		Comments
					12.01.24	South Elevation Façade works only	
SCAFFOLD WORKS							
Zone 2 - Roof Areas 1-4							
1,2 & 3	Erect Perimeter Scaffolding & associated butress, lifting gear, haki staircases etc. Hire period based on 30 weeks	Independent scaffold top 2 lift boarded, butress to independent scaffold and kentledge on scaffold	lbn	1	£ 96,090.44	£ 96,090.44	
4		Bridging beams over steps and cannon bases	lbn	1	£ 47,283.98	£ 47,283.98	
5		Haki staircase	lbn	1	£ 5,107.73	£ 5,107.73	
FOA		Additional lifts to achieve height, ladder beams, Niko rail & Niko load test	lbn	1	£ 35,772.81	£ 35,772.81	
EOB		Heavy duty loading bay	lbn	1	£ 6,881.09	£ 6,881.09	
6		Upgrade loading capacity on top lift	lbn	1	£ -	£ -	
7 & 8		Board out all lifts for clean and making good of previous scaffold tie holes & inside handrails	lbn	1	£ 15,416.33	£ 15,416.33	
9		Debris netting to external scaffold	lbn	1	£ 3,569.20	£ 3,569.20	
EOC		500KG hoist to roof	lbn	1	£ 23,009.09	£ 23,009.09	
EOD		Erect Temporary Propping to Cornice Stone Elements to North Elevation	lbn	1	£ 5,398.77	£ 5,398.77	
Other Items / Preliminaries etc							
	Independent Scaffold Inspections for the duration of the works		lbn	30	£ 398.48	£ 11,954.25	
	Temporary Works Co-Ordinator		lbn & RCG	1	£ -	£ -	
	Design costs for full scaffold, temporary propping of the cornice and temporary roof/tenting.	Includes all previous iterations of the design including that for where tied in and excluding butress	lbn	1	£ 13,940.93	£ 13,940.93	
	Pavement Permits	Allowance based on previous all round the building quote	lbn	1	£ 31,500.00	£ 31,500.00	
	EO for adaptations	Risk allowance based on access to certain stonework where adaptations required	lbn	1	£ 29,478.02	£ 29,478.02	
	Replacement of sheeting to all elevations after 6 months		lbn	0	£ -	£ -	Not now required
Group Element Total					£ 325,402.61		
TIMBER TREATMENT & ROOF STRENGTHENING WORKS							
Document reference ATH - CUR - ZZ-ZZ-L-S-00003-PO3							
Roof Structure Repairs							
	Sub-Contractor Prelims		Clan	1	£ 5,433.75	£ 5,433.75	
Curtin	2.4 Roof 4	Tightly pack the open trussing joint with stainless shim plates or saw-cut shaped hardwood blocking to reintroduce the diagonal braces to the principal rafters	Clan	1	£ 2,716.88	£ 2,716.88	
Curtin	2.5 Roof 4	Timber repairs required in area of water ingress, purlin to be spliced and diagonal member to be replaced	Clan	1	£ 8,965.69	£ 8,965.69	
		Risk item associated with deterioration until timbers can be resurveyed	Clan	1	£ 5,433.75	£ 5,433.75	
		Temporary Propping to Roof Area 4 as required for removal of decayed timber	RCG / RMD	1	£ 12,500.00	£ 12,500.00	
		Temporary works design for back propping	RCG	1	£ 5,000.00	£ 5,000.00	
Curtin	2.13 Roof structures generally - roof 4 - water ingress	Existing internal down pipes leaking into roof level and saturating surrounding timber and masonry on elevation. Investigation and remediate all rainwater handling goods relating to this corner to allow it to dry out	Crescent		£ -	£ -	Excluded, temp works already done and covered in CO's below
Group Element Total					£ 40,050.06		
MASONRY WORKS							
Document reference ATH - CUR - ZZ-ZZ-L-S-00003-PO3							
Masonry Works to Stone Façade:							
	Sub-Contractor Prelims		Clan	1	£ 6,520.50	£ 6,520.50	
	Temporary works and associated labour			0	£ -	£ -	
	Surveys & Testing	Mortar Analysis by petrographic thin section	Clan	9	£ 1,086.75	£ 9,780.75	
		Stone Analysis above cornice including visual inspection and drawing annotation	Curtin	2	£ 3,368.93	£ 6,737.85	
		Stone Analysis on cornice including visual inspection and drawing annotation	Curtin	2	£ 4,455.68	£ 8,911.35	
		Black paint removal sample	Clan	1	£ 1,086.75	£ 1,086.75	
Above Cornice Structural Elements							
Curtin	1.1 Roof parapets - southern frontage - roof 1, 2 & 4 (elevations 2&3)	Take down the parapets, reclaim the stone units, remove all embedded iron clamps and replace with stainless steel and subsequent rebuilding. Allow for balusters to be replaced with new whole units to the Architects detail. (The works required do NOT include for repair to any of the other stone elements i.e. the cornice base stone and/or any of the stone works above)	Clan	1	£ 54,337.50	£ 54,337.50	
Curtin	1.2 Roof parapets - eastern frontage - roof 3 (elevation 4)	Take down the parapets, reclaim the stone units, remove all embedded iron clamps and replace with stainless steel and subsequent rebuilding.	Clan	0	£ -	£ -	Excluded
Curtin	1.3 Roof parapets - western frontage - roof 4 (elevation 1)	Lift copes and remove embedded iron cramps, rebed and dowel or replace cramps with stainless, resin fixed into sound masonry	Clan	0	£ -	£ -	Excluded
Curtin	1.4 Roof parapet - northern frontage - roof 8	Lift copes and remove embedded iron cramps, rebed and dowel or replace cramps with stainless, resin fixed into sound masonry	Clan	0	£ -	£ -	Excluded
Curtin	1.5 Roof cornice - southern frontage	locate and remove iron cramps replacing with stainless	Clan	0	£ -	£ -	Excluded
Curtin		In places the soffit of the cornice units has decayed and delaminated. These areas are to be dressed back	Clan	1	£ 1,304.10	£ 1,304.10	Previously included in item 1.1 - 1.3
Curtin		Supply and install lead flashing to architects detail to prevent water ponding and leaking through the cornice, staining areas below vertical joints	Clan	1	£ 16,301.25	£ 16,301.25	Previously included in item 1.1 - 1.3
Curtin	1.6 Chimneys generally repair/repointing	Allow for fabric repair, including but not limited to cement mortar and deep pack repointing with compatible lime mortar and vented hard capping to all chimneys (Roof 4 - 4nr, Roof 8 - 4nr)	Clan	0	£ -	£ -	
Curtin	1.7 High level masonry generally	All masonry above the roof level to have 100% fabric repair comprising careful removal of cement mortar and deep pack repointing with compatible hot mixed lime mortar, include also for rakout and repoint coping (extent defined as spine wall to roof 1, roof 5 down to roof 6 and interface between roofs 6 & 7 where chimney previously capped off)	Clan	0	£ -	£ -	Excluded - No works to chimney and/or high level brickwork above the roof
Curtin	1.8 Chimneys rebuilding	Allow for taking down and rebuilding leaning chimneys where identified (Roof 4 - 2nr & Roof 5 - 2nr)	Clan	0	£ -	£ -	
		2 nr small square chimney pots to wall through coping at roof 1&5 and 1&8	Clan	0	£ -	£ -	
Curtin	3.1 Distressed lintels and jambs - southern and eastern frontages (elevations 2,3 & 4)	Stone indent and/or replacement works with removal of the embedded ironwork. Consideration should be given to the preventative removal of iron cramps above the higher elevation before they split the stone units	Clan	1	£ 27,168.75	£ 27,168.75	
Curtin	3.2 Fabric surface coating - western gable	Remove existing render system and replace with a compatible lime render to the Architects design and detail	Clan	0	£ -	£ -	
Curtin	3.3 Existing crudely formed structural openings - western gable	Make good the elevation such that the historical openings will be made good and the recent interventions are blocked up such that the match the existing blockwork	Clan	0	£ -	£ -	Excluded - No works to the existing rendered elevation and/or the elevation previously attached to the TAC building
Curtin	3.3 Existing crudely formed structural openings - northern walls generally	Make good the elevation such that the historical openings will be made good and the recent interventions are blocked up such that the match the existing blockwork	Clan	0	£ -	£ -	
Curtin	3.4		Crescent		£ -	£ -	
Curtin	3.5 Chimney and expressed masonry peaks - north rear elevation	Rebuild the loose high level masonry with introduction of stainless dowels to skew copes and kneeler blocks. Carry out a holistic fabric repair which includes the removal of all cement mortar for deep pack repointing with a compatible hot mixed lime mortar	Clan	0	£ -	£ -	No works to chimneys
Curtin	3.6 Masonry fabric generally	Carry out a holistic fabric repair which includes the removal of all cement mortar for deep pack repointing with a compatible hot mixed lime mortar including temporary work measures e.g. hessian wrap and or visqueen covering for weather dependant works	Clan	1	£ 65,205.00	£ 65,205.00	
Curtin	3.7 Distressed lintels - western and northern elevations (elevations 6 & 7)	Failed lintels require either formal structural stitching or replacement. The remaining lintels which have not yet split but contain embedded metalwork should have the fixings cored out as a preventative measure. Lintels which exhibit defective stich repairs should be replaced?	Clan	0	£ -	£ -	Excluded - No works to the elevation previously attached to the TAC building

Curtin	3.8	Bowing wall head - south elevation	Install laser monitoring datapoints on elevation at high level to-determine-if-the-bowing-of-the-elevation-has-been-arrested-by-the-remedial-works-previously-undertaken-in-roof-3	Formby surveys	1	£	22,278.38	£	22,278.38	Circa 40nr prisms and 1 week to install including MEWP
Curtin	3.9	Differential settlement - south elevation	Install laser monitoring datapoints on elevation to determine if the differential settlement at this interface is still active or has run its course	Formby surveys	1	£	-	£	-	Included in item 3.8 above
	3.9A		Long term monitoring of the lasers in line with the Curtins specification	Formby surveys	1	£	36,000.00	£	36,000.00	Every 2 months for 2 years and 3 months for 3 years
	3.9B		RISK ITEM ADDITIONAL MONITORING	Formby surveys	1	£	10,000.00	£	10,000.00	Prudent to include a risk item for additional monitoring within the 5 years. NOTE Items 3.9A & 3.9B are to be via a separate order to the contract to allow for the continued monitoring
Curtin	3.10	Embedded ferrous fixings and dowels (elevations 2,3 & 4)	All embeded elements of ferrous metals are drilled out and the masonry made good to Architects detail	Clan	1	£	27,168.75	£	27,168.75	
		General works to whole building	Conservation Clean to Entire Building and Front Steps - Doff clean	Clan	1	£	17,931.38	£	17,931.38	
			Conservation Clean to Entire Building and Front Steps - Tork clean	Clan	1	£	7,500.00	£	7,500.00	
			Removal of black paint to Elevations at the rear of the building	Clan	0	£	-	£	-	
			Indentation repairs to masonry facade following removal of scaffold both old, from previous scaffold installations, and this scheme	Clan	1	£	8,150.63	£	8,150.63	Debateable as to whether this is required as sample has proven unsuccessful.
			Render cover all areas where previously painted black assume substrate required and works to the DPC to prevent further damp	Clan	0	£	-	£	-	
			Making good further deterioration to the building following the previous survey carried out in 2022.	Clan	1	£	29,342.25	£	29,342.25	
		Group Element Total						£	355,725.18	

ADDITIONAL WORKS REQUIRED										
		Water Mains Connections works								
		United Utilities	News mains connection into existing excluding associated groundworks	United Utilities	1	£	20,497.95	£	20,497.95	
			Groundworks for water mains connection	RCG	1	£	7,335.56	£	7,335.56	No firm quote/design from UU, connections
			Risk associated with increased increased cost from UU given quote expired	United Utilities	1	£	2,049.80	£	2,049.80	Note only 10% allowance. TMBC to carry some contingency also.
		Group Element Total						£	29,883.31	

MAKING GOOD WORKS										
		Group Element Total						£	-	

CONSTRUCTION WORKS SUB TOTAL: £ 751,061.16

SURVEYS										
		Covered in the previous CO costs below						£	-	
		Group Element Total						£	-	

SURVEYS SUB TOTAL: £ -

FEES										
		Consultant fees	Architectural design including PD	Ryder Architecture	1	£	83,446.88	£	83,446.88	
		Consultant fees	Structural Engineer	Curtin Consultants	1	£	27,815.63	£	27,815.63	
		Consultant fees	MEP Engineer - Internal Restoration Re-occupancy advice RIBA Stage 3	BICA Consulting	0	£	-	£	-	
		Consultant fees	Fire Consultancy - Roof Replacement Scheme & Re-occupancy Advice	Tenos Ltd	0	£	-	£	-	
		Consultant Fees	Lead Paint Consultancy	Life Environmental	0	£	-	£	-	
			Removal of lead paint	Life Environmental	0	£	-	£	-	
		Consultant Fees	Heritage Consultant		0	£	-	£	-	
		Consultant Fees	Subcontract design input for detailed design and LBC submission assistance		0	£	-	£	-	
		Consultant Fees	Building Control	Align	0	£	-	£	-	
			Planning Application fee		0	£	-	£	-	
			Consultant Contingency Allowance for updating drawings etc.		20%	£	111,262.50	£	22,252.50	
		Group Element Total						£	133,515.00	

FEES SUB TOTAL: £ 133,515.00

PRELIMINARIES & CONTINGENCIES											
		CONSTRUCTION PRELIMINARIES						£	568,091.99	£	568,091.99
		PRE-CONSTRUCTION PRELIM - Lead in period - Commercial/Operational Set up	within previous change orders see below		1	£	-	£	-		
		Hoarding			1	£	67,501.00	£	67,501.00		
		OTHER CONSULTANTS AND SURVEYS	included above		1	£	-	£	-		
		CONTINGENCIES & RISK 5% OF NET BUILD COST	on construction elements only		1	£	37,553.06	£	37,553.06		
		INFLATION 2.5% OF NET BUILD COST			1	£	-	£	-		
		Group Element Total						£	673,146.05		

PRELIMINARIES & CONTINGENCIES SUB COST TOTAL: £ 673,146.05

CONSTRUCTION COST SUB-TOTAL: £ 1,557,722.21

OVERHEADS AND PROFIT @ 6.5% £ 101,251.94

WORKS DONE UPTO AND INCLUDING 31ST MARCH 2023 Including OH&P All as Change orders CO 1520, 1635, 1674, 1690, 1696, 1697, 1698, 1713 & 1714 **£ 727,756.00**

TOTAL COST £ 2,386,730.15