

The premises will be occupied during the works. If there are safety issues predicted at any time then the contractor must let the administrators know.

In the present situation of the Covid pandemic, all work must be carried out without contravening the guidelines and legislation for government Covid restrictions and safe distanced from residents.

1.3 Keeping the site clean

The site is to be tidied and cleaned regularly - best during each working day because space is restricted and there are children. The working site is to be kept secure at all times. Rubbish and materials must be stored only in the contractors' own compound or in their vehicles. Such provisions should be shown as an allowance in works in section three.

1.4 Payment

Payment will be made for goods on site or work done as works progress. Admin will certify the work is done to their satisfaction and the contractor is to invoice the managing agent (check name and address).

1.5 Insurance

Insurance for the property and works

The contractor is to provide evidence of insurance and have copied to admin a week before works begin, public and employers liability (usually in the form of contractors "all risks") for themselves and anyone working on site. **Maunsel Fourth (through the managing agents) will copy to their insurers.**

1.6 Working hours and conditions

8.00am – 6.00pm Mondays to Fridays, and 8.00am to 12.00 Saturdays. Noisy or dusty work may only be carried out between in these hours. There is to be no working Sundays and Public Holidays. The contractor must provide their own toilet and washing facilities are to be kept up and managed under the their own provision. No smoking, no radios, no unnecessarily foul language permitted on site.

1.7 Duration of Contract

Contractor to fill this out with tender:

Please estimate the duration of each phase of work.

Site set up from order weeks

Contract duration from site set up weeks

1.8 Portable Toilet

It is suggested to set up in Bartle Road car park within the two car compound.

1.9 Pricing the works

Due to the nature of the work, it will be divided into a number of small contracts, each of no greater than £12,500. The definitions of the work are based on what is to be achieved - a "performance specification". This will be established in the fist contract by investigating where timbers in the ground are rotted or elements are mis-aligned or irregular or unsafe.

The first section will inform the following work programmes by adjustment based on elemental costs of labour and materials, coverage of paint and so on.

It is estimated that the whole of the interior fencing will cost £12,500 with the exception of paintwork.

1.10 Damage to Property

Damage to any property on site caused as a direct result of the contractor's work must be repaired/replaced as required to the standard required by the person or persons whose property has been damaged. If repair/replacement not possible the person or persons involved must receive adequate recompense. The contractor must be insured against such claims of damage to property.

1.11 Documents attached

1. Plan of the square
2. Schedule of elements
3. Photographs of components
4. General photos of present conditions (interior only - mainly to show attached plants and residents' fixtures and fittings) (pending)

2.0 STANDARDS OF MATERIALS AND WORKMANSHIP

2.1 This project is determined by the need to maintain precisely the existing original style of fencing and timber elements using the same type of treated soft-wood timber, same construction, same paint finish. All elements should be renovated and restored where agreed appropriate and replaced where necessary.

The first section will inform the following work programmes by adjustment based on elemental costs of labour and materials, coverage of paint and so on. Admin is to approve this first stage before the contractor proceeds to the next.

2.1 Scope

Each section of fencing will be inspected by the contractor with those overseeing the project to create a clear scope of work marked on a full plan of works for each section of the Square and that work will be signed off on completion. The various elements that make up the fencing are indicated and annotated on the general plan of Wesley Square:

2.2 Dimensions

All dimensions are to be checked on site, and verified admin. The components are to follow the same boundary lines as exist presently though square, plumb and level in their original positions. A schedule of elements is attached (Appendix 2 as a separate sheet) and copied

below. Various details and joints re also photographed in the attached Appendix 3 and attached.

All dimensions are in inches.

All timber is tanalised and sawn softwood EXCEPT for the handrails at flat entrances which are planed all round (PAR) Ex 1½" x 4"

Gates

Gate posts	4" x 4" rounded top and mortised
Gate stiles	4" x 2" tenoned and mortised
Braces	4" x 1" part tenoned
Battens	4" and tapered (see inset detail)
Weathering on gates	2½" x 1½" with chamfered top

Partitions between gardens

Posts	4" x 4" and 4" x 2" mortised rounded top
Posts at brickwork	4" x 2" mortised rounded top
Intermediate posts	4 x 1¾" ? nailed or screwed rounded top
Rails	4 x 1½" housed into posts

Porches

Posts	4" x 2½" bolted to brickwork
Beams to roof	4½" x 1½"
Braces to roof	2" x 1"
Rails to balustrade	3" x 1½" must be well fixed
Spindles	1 ½" x 1½" cut to weather on top

General railings to perimeter

Posts	4" x 4"
Rails	4" x 1 ½"
Spindles	2" x 2" cut on the diagonal, chamfered weathered top

Bin areas

Posts	4" x 4" mortised
Rails	3" x 3" cut on the diagonal, roughly tenoned to posts

2.3 Storage of Materials

Materials to be stored in a suitable and safe manner, and protected from damp etc, and appropriate precautions taken with hazardous or flammable materials.

2.4 General

The Contractor shall allow in their prices for all preparatory work and for everything necessary to satisfactorily complete each item of work.

2.5 Temporary structures

The Contractor shall note that they are wholly responsible for the design, installation and performance of all necessary temporary structures, hoardings, scaffolding for access to higher levels, towers, props, supports, gates, doors, waste disposal and protections where required.

2.6 Timber

All structural timber shall be tanalised, and with moisture content not exceeding 17% for timber used externally. Softwood to be wrought or sawn as specified and as existing generally on all exposed faces. It is to be plantation grown, FSC approved and documented as such, not clear felled.

Steep bases in preservative as an extra precaution, sawn to full imperial increments - 2 x 2 etc - and exactly as original.

2.7 Electrical

Power to the work shall be paid for by the Co-op and is available at various points on the square.

2.8 Water

Water for the work shall be paid for by the Co-op and is available at various points on the square.

2.9 Concrete and Cement.

Cement mortar and concrete must be to an agreed mix and where used to house posts at ground level, to be placed in such a way as to throw off rainwater. Housings are to be square cut with deep square bases so as not to revolve or easily become dislodged. This is to be agreed on a location to location basis.

2.10 Demolition

Take out means take out and cart from site. All debris from the works is to be removed from the site including displaced soil (where agreed) and building rubble, timber screws and nails.

2.12 Joinery on Site

It is suggested to set up with a table saw if required – note no power in Bartle Road car parks but it is available elsewhere. Mixing mortar suggested to be done in the car parks in Bartle Road.

2.13 Definition of repair or replace

This project is determined by the need to maintain precisely the existing original style of fencing and timber elements using the same type of treated soft-wood timber,

same construction, same paint finish. All elements should be renovated and restored where agreed appropriate and replaced where agreed necessary.

The Works below are to repair or replace elements. Unless elements are in excellent condition - i.e not suffering from distortion, displacement, poor jointing, rot, shakes or splits or irrecoverable loose or flaking paint, the schedule assumes the components will be renewed.

2.14 Finish

Clean and prepare surfaces for new and existing work. Sadolin Extra Durable wood stain in Mahogany as used originally shall be purchased for the contractor as required (free issue). New work is to match the existing work to the satisfaction of admin. The contractor is to allow a handling charge for overheads relating to insuring, storing safely and generally managing free issue paints.

3.0 THE WORKS

3.1 Shared entrances to upper flats

There are 22 upper flats with 11 shared entrance ways – all aspects of the wooden constructions must be renovated including posts supporting tin porch roofs, picket fencing edging porches and steps, feather-edge fencing creating bin enclosures and post-and-rail fencing divisions. Repair or replace.

3.2 Front gates and Divisions

There are 28 gates one at the front path entrance to each maisonette and house. There are 28 front gardens each divided by low post-and-rail fencing and edged by similar low fencing against the interior pathway for the Square. There are six end of terrace conditions - a mixture of brick walling and fencing of varying heights. Repair or replace.

Front gates are consistent and in the original are made using tongue-and-groove with cross battens and chamfered top rails hinged against rounded-top posts. It has been agreed that this tongue-and-groove construction is difficult to replicate and agreed that a feather-edged timber solution that will look almost identical on the outer aspect of the gate is acceptable with all other elements as originals. Repair or replace.

3.3 Back fencing to Bartle Road and Kingsdown Close

There are 10 back garden fences and gates adjacent to Bartle Road. This is soft-wood feather-edged fencing with timber gravel boards. Gates are feather-edged with cross-batons and flat battens, hinged against rounded-top posts and with chamfered capping. Repair or replace.

There are 6 back garden fences and gates adjacent to the car parking along Kingsdown Close. Gates are feather-edged with cross-batons and flat battens, hinged against rounded-top posts and with chamfered capping. Repair or replace.

3.4 Back gates to Lancaster Road

There are 12 back gates set in brick walling adjacent to Lancaster Road. Gates are feather-edged with ledges and flat battens, hinged against rounded-top posts and with chamfered capping. Repair or replace.

3.4 Perimeter fencing

There are sections of perimeter picket-fencing adjacent to paths in areas of the Square's boundaries. Repair or replace.

3.6 Methods of housing posts

There are various posts 6 x 6, 5 x 6, 4 x 4. The best work has a pyramid top to throw off the water, are notched out to take the horizontal rails (ledges) and sunk into the ground. Some are rounded.

The posts are set in concrete, but many have failed often due to repairs that were not of the highest standards - holes should be square and cut with a trenching spade. The concrete should be only sufficient and not spread out, and the top of the concrete should be sloping away to weather the base. Repair or replace.

3.7 Horizontals

Some of these have a sloping top - and the housing also slopes to receive them. Repair or replace

3.8 Battens (boards)

These are feathered and nailed on. Repair or replace

3.9 Finish.

Prepare and:-

- a) Paint only single coat to existing timber (per 5L tin)
- b) Paint three coats to new work (per 5L tin)
- c) Paint addition coat to new work (per 5L tin)
- d) Overhead for handling ten tins of paint.

Summary of costs.

Part 1

Part 2

Part 3