

**RECCLESIA LTD****ST CHAD'S CHURCH FARNDON**

## SCHEDULE OF WORKS

V1 JM 08-10-22

REF	DESCRIPTION	QUANT	RATE	COST
	<b>SCHEDULE OF WORKS</b>			
	<b>1 Preliminary Items</b>			
1.1	Welfare It is understood that the church facilities will be used			
1.2	Access Scaffolding will be required to the North elevation to access the external works. This will extend along the full length of the North clerestory, giving access to the clerestory windows, clerestory masonry, and the gutters of the nave roof.  Scaffolding will be required to the North elevation to access the internal works. This will extend along the full length of the North clerestory, giving access to the clerestory windows.  To comply with insurers requirements, the external scaffolding will be hoarded to a height of 3.5m. The church must liaise with their insurers to confirm these requirements and to notify them of the works.			£2,200.00
1.3	Supervision The works will be supervised by a competent working foreman			£2,100.00
1.4	CDM & Safety Recclesia will act as Principal Contractor and ensure that the health and safety of the works is managed appropriately.			£600.00
	<b>2 The Works</b>			
	<b>2.1 Gutters &amp; Downpipes</b> Whilst access is in place, all accessible high level gutters and downpipes will be cleaned out and water tested. Any defects found will be reported to the PCC and instruction sought for repair or replacement on a like for like basis.			
2.1.1				£480.00
	<b>2.2 Stonework</b>  There are numerous open joints to the clerestory level ashlar. These should be raked out of loose mortar to a depth at least 2.5 times the size of the joint, and repointed using lime mortar at 3:1 with a combination of Brynkir and Mersey sands. Three samples will be prepared to achieve an aesthetically appropriate mix.			
2.2.1				£1,450.00
	<b>2.3 Glazing</b> There are 4 clerestory windows each in 5 lights of leaded diamond quarrels. Two of these windows have been damaged in a storm, but the rest appear to be in reasonable condition (from the ground). One panel has been removed for safe keeping as it was in a precarious state.			
2.3.1				
2.3.2	Once access is in place, all 20 lights should be inspected at close quarters and defects compiled and reported to the PCC for instruction.  The two damaged windows requiring replacement have been removed to the glass store and assessed. Rubbings will be taken, and the glass stripped from the lead. All usable glass will be retained for reinstatement into the new panel. Any replacement glass required to infill missing sections will be carefully selected to match the existing glass, supposed to be blown cylinder glass. The glass will be laid out on a rubbing to retain location, and cleaned using pure water and cotton wool. Each panel will be rebuilt using new lead came in imperial profile size to match the original lead net. Once soldered and fettled, each panel will be cemented using leaded light cement, polished, and new copper ties added before being reinstated into the masonry using lime mortar.			
2.3.3				£1,888.00

2.3.4	Any further windows found to require repair following inspection at close quarters will follow the same methodology. Where repairs can be effected in situ by stopping in, appropriate glass types will be selected.			
2.3.5	The mortar around the perimeter of all remaining leaded lights not being removed has comprehensively failed. The perimeter of each light requires repointing internally and externally using lime mortar.			£3,264.00
<b>4 Contingency</b>				
4.1	A general contingency should be included in the budget to allow for works identified once high level access is in place, to be expended only on instruction by the PCC			£5,000.00
<b>COSTS EX VAT</b>				<b>£16,982.00</b>