

Volume C: Pricing Document Nr. 2 Building Works

Conservation Repairs to The National Sculpture Factory

Cork County council

Albert Road, Cork



Mcor Project Ref: **26.080**

Document Ref: **Pricing Document Nr. 02**

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Revision History

Revision Ref	Revision Date	Details	Author	Review
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SUMMARY



Employer: Cork County council	Document: Volume C Pricing Document Nr. 2 Building Works
Project: National Sculpture Factory, Albert Road	Mcor Ref: 26.080

Code	Description	Total
	<u>NATIONAL SCULPTURE FACTORY HFS WORKS - PRICING DOCUMENT NR.2</u>	
1	WINDOWS AND DOOR	
2	BRICK POINTING/ PLASTER REPAIR WORK	
3	BARGE /COPING/ LEAD FLASHING	
4	RAINWATER GOODS	
	TOTAL AMOUNT OF TENDER EXCLUDING VAT FORWARD TO SUMMARY PAGE	

1. WINDOWS AND DOOR

Employer: Cork County council	Document: Volume C Pricing Document Nr. 2 Building Works
Project: National Sculpture Factory, Albert Road	Mcor Ref: 26.080

Code	Description	Qty	Unit	Rate	Total
	<u>WINDOWS AND DOOR</u>				
	<u>Information</u>				
	This element of the works has been measured from the Architect's, Engineers and Services Engineer's Drawings, Specifications and other documents as per the Appendix A to Pricing Document No.1, General Conditions and Preliminary Items.		note		
	For detailed description of materials and workmanship see specification.		note		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment in accordance with the provisions of the Construction Products Regulation; or (c) comply with an appropriate Irish Standard or Irish Agreement Certificate or with an alternative national technical specification of any state which is a contracting party to the Agreement on the European Economic Area, which provides in use an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		note		
	All joinery works shall be carried out by an experienced joinery contractor with demonstrable experience in the repair and manufacture of traditional timber windows on historic buildings.		note		
	Prior to manufacture, all dimensions shall be verified on site. Existing openings shall be carefully measured and any discrepancies reported to the Architect.		note		
	Timber shall be sustainably sourced hardwood (Accoya may be substituted subject to approval) with a moisture content appropriate for external joinery.		note		
	Prepare shop drawings and full-size profile drawings for approval prior to manufacture.		note		
	A sample section of glazing bar and frame profile shall be submitted for approval before production.		note		
	<u>DEMOLITION AND ALTERATIONS</u>				

1. WINDOWS AND DOOR

Employer: Cork County council	Document: Volume C Pricing Document Nr. 2 Building Works
Project: National Sculpture Factory, Albert Road	Mcor Ref: 26.080

Code	Description	Qty	Unit	Rate	Total
	<u>Alterations</u>				
	<u>Carefully needle and shore in removing existing timber heads over existing windows and doors to full depth of 600mm thick mm lime rendered masonry to be retained keeping and protecting existing timber windows and doors in place; form 300mm bearing each side and supply and install pre-stressed concrete lintols built into reveals in stone pinnings from demolitions bedded in lime mortar, wedge and pin up over as per Detail 07-3000 Engineers Drawing No. CQ16-V1-XXX-DR-HLCE-SE-3000:</u>				
1.1	Type A - 1320mm wide x 3271mm high (W1-01 to W1-03)	3.00	nr		
1.2	Type B - 1470mm wide x 3110mm high (W0-03 to W0-11)	3.00	nr		
	WINDOW CILL REPLACEMENT				
	<u>Carefully remove existing stone/concrete window cills (from under existing widows to remain in place) bedded in face of masonry wall at each end including dpc and stone/concrete backing detail and remove from site; supply and install new 250x125mm rebated and twice throated limestone cill with raised stooled ends complete with with dpc under and up back and ends; 32mm high performance insulation to back face and Grade 25 concrete backing with necessary formwork, dub out and make good both faces of wall and around ends of cills with lime mortar to match existing and finish flush; include for adjusting timber winwows to be retained in place over as required:</u>				
1.3	Type A - 1320mm wide x 3271mm high (W1-01 to W1-03)	3.00	nr		
1.4	Type B - 1470mm wide x 3110mm high (W0-03 to W0-11)	3.00	nr		
	<u>WOODWORK</u>				
	<u>Boarding & Second fixings:</u>				
	<u>The following in wrot treated iroko; sunk screwed and pelltated on and including 2 No. rows of 50x25mm vac-vac treated battens in turn plugged and acrewed</u>				
	<u>Timber window boards; new timber window board over new calcium cilicate board;</u>				
1.5	horizontal, 300mm widex32mm thick; bullnosed	9.00	m		

1. WINDOWS AND DOOR

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Code	Description	Qty	Unit	Rate	Total
	<u>Window Type A - Carefully remove the existing aluminium window units complete with all frames, fixings, sealants, trims and associated components. Protect adjacent masonry, finishes and other building elements from damage throughout the works. Remove all redundant materials from site and dispose of the existing windows and associated materials off site at a licensed waste management facility in accordance with all applicable statutory requirements. Leave the openings clean, free from debris and ready to receive the new window installation.</u> <u>Removing/ Windows</u>				
1.6	Type A - 1320mm wide x 3271mm high (W1-01 to W1-03)	3.00	nr		
	<u>Treatment/Repairs</u>				
1.7	All refurbished widows to be knotted and primed on all concealed and exposed surfaces prior to delivery to site and touched up on site following fitting and easing before bedding in position - main decoration will be carried out on site by the Main Contractor.	1	item		
1.8	Include for the fixing of all window units with 12mm diameter stainless steel frame anchors and stainless steel brackets and straps including carefully forming mortices in stone reveals for same to Architects approval - fixings, bolting, mortices etc. are not measured separately in connection with the following windows.	1	item		
1.9	Include for all perimeter pvc dpc's and stainless steel waterbars as required (these will not be installed by the Main Contractor).	1	item		
1.10	Include for the cost of all ironmongery as specified	1	item		
1.11	New timbers in repairs and replacement members to the following windows to be in wrot, acetylated, high performance, long life "Acoya" with true straight grain unless otherwise stated:	1	item		

1. WINDOWS AND DOOR

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Code	Description	Qty	Unit	Rate	Total
	<u>Window Type B – Carefully carry out the repair, alteration and partial replacement of the existing timber windows. Retain existing timber frames wherever sound and preserve the maximum amount of original historic fabric. Carefully remove the existing lower fixed glazed section and repair the existing upper opening casement, including the removal of defective timber, splicing in new matching hardwood, repair or replacement of decayed glazing bars, repair of rails, stiles, meeting rails, glazing rebates and joints using traditional joinery techniques, renewal of defective glazing putty, overhaul of existing ironmongery, easing and adjustment of opening sections, and replacement of worn weather seals where required. Replace only timber proven to be beyond repair. Supply and install a new painted hardwood lower fixed glazed section complete with a 16-pane single glazing arrangement, glazing bars, frame sections, mouldings and traditional detailing to exactly match the existing historic window. New timber to be European Oak, Sapele or Accoya (subject to approval), free from sapwood, shakes and large knots. Glazing to be single glazing with traditional linseed oil putty finish. Following completion of repairs, prepare all timber surfaces by removing loose and defective coatings, carefully sanding, priming all new timber and applying one undercoat and two coats of exterior joinery paint (Teknos or approved equivalent), colour to be confirmed by the Architect/Contract Administrator. Include all labour, materials, fixings, protection of adjacent historic fabric, making good, waste disposal and all ancillary works necessary for a complete installation.</u> <u>Timber repair/ Windows</u>				
1.12	Type B - 1470mm wide x 3110mm high (W0-03 to W0-11)	3.00	nr		

1. WINDOWS AND DOOR

Employer: Cork County council

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Code	Description	Qty	Unit	Rate	Total
	<u>Door Type A – Carefully remove the existing double-sheeted timber door from its existing frame and transport to a specialist joinery workshop for repair. Retain the maximum amount of original historic fabric and undertake repairs in accordance with the principle of minimum intervention, replacing only those elements demonstrated to be beyond repair. Protect the existing door frame and surrounding masonry throughout the works. Carry out specialist timber repairs using traditional joinery techniques, including removal of decayed timber back to sound material, scarfing in new matching hardwood sections to match the original species, grain orientation and profile, repair or replacement of decayed bottom rails, repair of stiles, rails, framing members and mortice and tenon joints, and consolidation of weakened but sound timber using approved conservation repair systems where appropriate. Carefully inspect the internal and external timber boarding and replace only boards exhibiting advanced decay or structural failure with new boarding matching the existing width, thickness, profile and fixing pattern, using traditional concealed fixings where appropriate. Replacement timber shall be sustainably sourced European Oak, Sapele or Accoya (subject to approval), straight-grained, free from defects and suitable for external joinery. Upon completion of repairs, remove all loose and defective coatings, carefully prepare surfaces without altering historic mouldings or character, fill minor defects with an approved exterior timber repair compound where required, and apply a complete paint system comprising spot priming of bare timber, one full primer coat, one undercoat and two coats of Teknos exterior joinery paint or approved equivalent, colour to be agreed with the Architect/Contract Administrator. Ensure all faces, edges, rebates and concealed timber surfaces are coated prior to reinstatement. Rehang the repaired door within the existing frame, allowing for easing and adjustment to achieve smooth operation, correct alignment, even clearances, proper engagement of locks and latches, weather-tight closing, and renewal of fixings as necessary using stainless steel or other approved corrosion-resistant fixings. Include all labour, materials, transport, protection, temporary storage, making good, waste disposal and all ancillary works necessary for the complete execution of the works.</u> <u>Timber repair/ Door</u>				
1.13	Type A - 2345mm wide x 4443mm high (D0-03)	1.00	nr		
	<u>WOODWORK</u>				

1. WINDOWS AND DOOR

Employer: Cork County council

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Code	Description	Qty	Unit	Rate	Total
1.14	All refurbished widows to be knotted and primed on all concealed and exposed surfaces prior to delivery to site and touched up on site following fitting and easing before bedding in position - main decoration will be carried out on site by the Main Contractor.	1	item		
1.15	Include for the fixing of all window units with 12mm diameter stainless steel frame anchors and stainless steel brackets and straps including carefully forming mortices in stone reveals for same to Architects approval - fixings, bolting, mortices etc. are not measured separately in connection with the following windows.	1	item		
1.16	Include for all perimeter pvc dpc's and stainless steel waterbars as required (these will not be installed by the Main Contractor).	1	item		
1.17	Include for the cost of all ironmongery as specified	1	item		
1.18	New timbers in repairs and replacement members to the following windows to be in wrot, acetylated, high performance, long life "Acoya" with true straight grain unless otherwise stated:	1	item		
	<u>Composite Items</u>				
	<u>New Painted Hardwood Window – Supply and install new painted hardwood window complete with traditional glazing bar arrangement as indicated on the drawings, with all sections, mouldings and glazing bar profiles to match the existing upper section of Window Type B. Provide single glazing with traditional putty glazing finish, concealed Schlegel foam weather seals or approved equivalent, and all ironmongery suitable for painted timber windows. Factory prime all joinery and, following installation, apply one undercoat and two coats of Teknos exterior joinery paint or approved equivalent, colour as selected by the Architect/Contract Administrator. Seal all perimeter junctions with suitable compressible backing seal and compatible sealant to achieve a durable weatherproof installation. Include all labour, materials, glazing, fixings, ironmongery, finishing, protection, making good and all ancillary works necessary for a complete installation.</u>				
	<u>Composite items/ Windows</u>				
1.19	Type A - 1320mm wide x 3271mm high (W1-01 to W1-03)	3.00	nr		
	<u>PAINTING AND DECORATING</u>				
	<u>Painting</u>				

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Code	Description	Qty	Unit	Rate	Total
	<u>Knot prime stop and apply two coats undercoating and two coats high performance heritage oil paint in selected colours on completion for the following:</u>				
	<u>Painting</u>				
	<u>Window Board</u>				
1.20	girth < 300mm	3.00	m2		
	<u>Windows</u>				
1.21	size of pane <0.15m ²	54.00	m2		
	<u>Doors</u>				
1.22	girth < 300mm	21.00	m2		

Subtotal (carried forward):

2. BRICK POINTING/ PLASTER REPAIR WORK

Employer: Cork County council	Document: Volume C Pricing Document Nr. 2 Building Works
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Code	Description	Qty	Unit	Rate	Total
	<u>BRICK POINTING</u> <u>Information</u> This element of the works has been measured from the Architect's, Engineers and Services Engineer's Drawings, Specifications and other documents as per the Appendix A to Pricing Document No.1, General Conditions and Preliminary Items. For detailed description of materials and workmanship see specification. All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment in accordance with the provisions of the Construction Products Regulation; or (c) comply with an appropriate Irish Standard or Irish Agreement Certificate or with an alternative national technical specification of any state which is a contracting party to the Agreement on the European Economic Area, which provides in use an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required. <u>(BRICK Re-POINTING AND REPAIR)</u> <u>DEMOLITION AND ALTERATIONS</u> <u>Treatment/Repairs</u> <u>Brickwork Re-pointing – Raking Out Existing Mortar – Carefully rake out defective mortar joints by hand using plugging chisels or other approved non-powered hand tools to a minimum depth of 25 mm, taking all necessary precautions to avoid damage to brick arises and adjacent masonry. Mechanical cutting discs shall not be used unless specifically approved by the Architect/Contract Administrator for exceptional circumstances. Thoroughly clean all raked joints of loose mortar, dust and debris using stiff bristle brushes and prepare the masonry to receive new pointing. Include all labour, protection, waste removal, disposal and all ancillary works necessary for the complete execution of the works.</u> <u>Re-pointing /Brick</u>		Note Note Note		

2. BRICK POINTING/ PLASTER REPAIR WORK

Employer: Cork County council	Document: Volume C Pricing Document Nr. 2 Building Works
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Code	Description	Qty	Unit	Rate	Total
2.1	removal of existing mortar; reveals and heads	22.00	m2		
2.2	removal of existing mortar; soldire cours	33.00	m		
2.3	removal of existing mortar; walls	236.00	m2		
	<u>Preparation of Masonry Prior to Re-pointing – Thoroughly dampen masonry surfaces prior to application of pointing mortar to control suction and ensure proper curing. Brickwork shall be evenly dampened but free from standing water, with care taken to prevent rapid drying or loss of moisture from the mortar due to suction from dry masonry. Include all preparation, protection and ancillary works necessary for the complete execution of the Re-pointing works</u>				
	<u>Re-pointing /Brick</u>				
2.4	preparation, reveals and heads	22.00	m2		
2.5	preparation, soldire cours	33.00	m		
2.6	preparation; walls	236.00	m2		
	<u>Lime Mortar Pointing – Carefully compact approved lime mortar firmly into prepared joints in successive layers where necessary to ensure full compaction and eliminate voids. Finish joints flush with the surrounding brickwork, maintaining the existing character and profile of the masonry. Prevent mortar staining or smearing onto brick faces and remove any residue from adjacent surfaces. Lightly brush back the finished joints once the mortar has reached thumbprint hardness to achieve the required texture and appearance. Include all workmanship, protection, cleaning and ancillary works necessary for the complete execution of the pointing works.</u>				
	<u>Re-pointing /Brick</u>				
2.7	pointing; reveals and heads	22.00	m2		
2.8	pointing; soldire cours	33.00	m		
2.9	pointing; walls	236.00	m2		

2. BRICK POINTING/ PLASTER REPAIR WORK

Employer: Cork County council	Document: Volume C Pricing Document Nr. 2 Building Works
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Code	Description	Qty	Unit	Rate	Total
	<u>Curing of Lime Mortar Pointing – Protect newly pointed masonry from direct sunlight, strong winds, frost, heavy rain and other adverse weather conditions during the curing period. Maintain damp curing for a minimum period of 72 hours, extending the period where site conditions require, to ensure adequate carbonation and curing of the lime mortar. Provide hessian sheeting and breathable protective coverings as necessary to maintain suitable curing conditions while allowing moisture movement. Do not proceed with pointing works where temperatures are below 5°C and falling, or above 30°C unless appropriate protective measures are implemented. Include all protection, monitoring and ancillary works necessary for the complete execution of the pointing works.</u>				
	<u>Re-pointing /Brick</u>				
2.10	curing; reveals and heads	22.00	m2		
2.11	curing; soldire course	33.00	m		
2.12	curing; walls	236.00	m2		
	Sample Panel for Lime Mortar Re-pointing – Prior to commencement of the Re-pointing works, construct a minimum 1 m² sample panel demonstrating the proposed mortar colour, aggregate grading, joint profile, tooling and finished appearance. Submit the sample panel for review and obtain approval from the Architect/Conservation Architect before proceeding with the works. Maintain the approved sample panel as the standard of workmanship and finish for the duration of the Re-pointing works. Include all materials, preparation, protection and ancillary works necessary for the complete execution of the works.				
	<u>Re-pointing /Brick</u>				
2.13	sample	1.00	item		
	<u>(INTERNAL BRICK PIER REPAIR)</u>				
	<u>DEMOLITION AND ALTERATIONS</u>				
	<u>Treatment/Repairs</u>				

2. BRICK POINTING/ PLASTER REPAIR WORK

Employer: Cork County council	Document: Volume C Pricing Document Nr. 2 Building Works
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Code	Description	Qty	Unit	Rate	Total
2.14	<u>Internal Brick Pier Repairs – Allow for the repair of 1 no. internal brick pier up to dado level where outer brick units have deteriorated or perished. Carefully remove defective brickwork and carry out localised brick replacement using new units to match the existing imperial brick size, colour, texture and appearance. Undertake localised surface plastic mortar repairs to areas of minor deterioration where appropriate, ensuring repairs are neatly executed and visually compatible with the existing masonry. Include all preparation, protection, making good, waste removal and disposal, and all ancillary works necessary for the complete execution of the repairs.</u> <u>Brick, repair and replacement</u> >20 units; internal pier <u>(CRACK STITCHING)</u> <u>DEMOLITION AND ALTERATIONS</u> <u>Treatment/Repairs</u> <u>Brickwork Crack Repair and Helibar Stitching – Carefully repair existing settlement cracks in brickwork as indicated on drawing AR-300 using an approved proprietary Helibar crack stitching system or equivalent. Install crack stitching units strictly in accordance with the manufacturer's recommendations, including all necessary preparation of joints, installation of reinforcement bars and associated materials. Infill repaired joints with approved lime mortar in accordance with the mortar specification above, ensuring compatibility with the existing historic masonry. Include all cutting out, preparation, protection, making good, cleaning, waste removal and all ancillary works necessary for the complete execution of the crack repair works</u> <u>Inserting wall ties in existing walls</u>	1.00	nr		
2.15	helibar stitching <u>(JOINT FILLING)</u> <u>DEMOLITION AND ALTERATIONS</u>	4.00	m2		

2. BRICK POINTING/ PLASTER REPAIR WORK

Employer: Cork County council

Document: Volume C Pricing Document Nr. 2 Building Works

Project: National Sculpture Factory, Albert Road

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Code	Description	Qty	Unit	Rate	Total
	<u>Treatment/Repairs</u>				
	<u>Removal of Existing Joint Sealant – Carefully remove existing mastic/sealant from joints without damaging adjacent masonry, finishes or surrounding materials. Clean out joints thoroughly to remove all residual sealant, debris and contaminants.</u>				
	<u>Cleaning surfaces</u>				
2.16	clean; 10mm joint	5.00	m		
	<u>BRICKWORK AND BLOCKWORK</u>				
	<u>Brickwork/Blockwork</u>				
	<u>Clean out joints thoroughly and replace with compatible lime-based mortar in accordance with the approved mortar specification, ensuring joints are fully compacted, neatly finished and compatible with the existing historic masonry. Include all preparation, protection, cleaning, waste removal and disposal, and all ancillary works necessary for the complete execution of the works.</u>				
	<u>Designed joints</u>				
2.17	vertical; 10mm joint	5.00	m		

Subtotal (carried forward):

3. BARGE /COPING/ LEAD FLASHING

Employer: Cork County council	Document: Volume C Pricing Document Nr. 2 Building Works
Project: National Sculpture Factory, Albert Road	Mcor Ref: 26.080

Code	Description	Qty	Unit	Rate	Total
	<u>BARGE /COPING/ LEAD FLASHING</u> <u>Information</u> This element of the works has been measured from the Architect's, Engineers and Services Engineer's Drawings, Specifications and other documents as per the Appendix A to Pricing Document No.1, General Conditions and Preliminary Items. For detailed description of materials and workmanship see specification. All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment in accordance with the provisions of the Construction Products Regulation; or (c) comply with an appropriate Irish Standard or Irish Agreement Certificate or with an alternative national technical specification of any state which is a contracting party to the Agreement on the European Economic Area, which provides in use an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required. <u>DEMOLITION AND ALTERATIONS</u> <u>Alterations</u> <u>Removal and Preparation of Existing Mortar Cappings – Carefully dismantle existing mortar cappings, taking care to avoid damage to the underlying masonry or adjacent finishes. Thoroughly clean down exposed surfaces to remove all loose material, debris, dust and contaminants, leaving the substrate clean and prepared for subsequent repair or reinstatement works. Include all protection, handling, cleaning, waste removal and disposal, and all ancillary works necessary for the complete execution of the works.</u> <u>Removing</u> 3.1 barge capping <u>CONCRETE WORK</u>				
		18.00	m		

3. BARGE /COPING/ LEAD FLASHING

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Code	Description	Qty	Unit	Rate	Total
	<u>Composite Construction</u> <u>Limecrete Capping Reinstatement – Provide and fix timber shuttering/formwork to enable the casting of new limecrete cappings to match the existing profiles and dimensions. Form drips to all exposed edges as indicated, ensuring finished cappings replicate the existing appearance and performance. Construct limecrete cappings using a mix comprising 1 part NHL 5 hydraulic lime to 2½ parts sharp sand and suitable aggregate, reinforced with Forte Fibre or approved equivalent. Provide additional reinforcement with approved rebar to locations requiring 175 mm overhangs as indicated on the drawings. Ensure all reinforcement, formwork, supports, finishes and detailing are fully incorporated and removed where necessary following curing. Include all preparation, materials, labour, protection, curing, making good, waste removal and disposal, and all ancillary works necessary for the complete execution of the capping works.</u> <u>Copings</u> 3.2 250mm wide including two drips <u>ROOFING, CLADDING AND WATERPROOFING</u> <u>Flexible Sheet Metal Coverings</u> <u>Lead DPC Beneath Limecrete Cappings – Provide and install new Code 6 lead damp proof course beneath reconstructed limecrete cappings, fully integrated with the existing construction and dressed to form a continuous weatherproof barrier. Ensure lead DPC is accurately positioned, securely supported and detailed to prevent water ingress, with all laps, folds, joints and interfaces formed in accordance with good practice and manufacturer recommendations. Include all cutting, preparation, protection, fixings, ancillary materials and all associated works necessary for a complete installation.</u> <u>Flashings:</u> 3.3 girt 650mm; below capping	18.00	m		
		18.00	m		

3. BARGE /COPING/ LEAD FLASHING

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Code	Description	Qty	Unit	Rate	Total
	<u>Lead Cover Flashing – Provide and install new Code 4 lead cover flashing dressed into existing brick joints and securely fixed using lead wedges. Form flashing neatly to suit the existing masonry profile, ensuring adequate laps, falls and weathering details to prevent water ingress. Include all cutting, preparation, jointing, fixing, protection, cleaning and all ancillary works necessary for the complete execution of the flashing works.</u>				
	<u>Flashings:</u>				
3.4	girth 450mm; flashing to be dressed into brick joint	18.00	m		
	<u>Lead Upstand Flashing – Provide and install new Code 5 lead flashing dressed over the existing upstand, complete with formed lead fillet to direct water away from the joint as indicated on the drawings. Dress and form lead neatly to suit the existing construction, ensuring adequate laps, falls and weathering details are achieved to prevent water ingress. Include all preparation, cutting, dressing, fixing, sealing, protection, cleaning and all ancillary works necessary for the complete execution of the flashing works.</u>				
	<u>Flashings:</u>				
3.5	girth 650mm; flashing to abutment upstand	18.00	m		
	<u>Lead Flashing and Stepped Cover Flashing – Provide and install new Code 4 lead flashing and Code 5 lead stepped cover flashing, dressed into existing mortar joints and securely fixed with lead wedges. Form flashings neatly to suit the existing masonry profile, ensuring adequate laps, weathering details and falls to prevent water ingress. Fully fill and seal joints with approved caulking after installation. Include all preparation, cutting, dressing, fixing, sealing, protection, cleaning and all ancillary works necessary for the complete execution of the flashing works.</u>				
	<u>Flashings:</u>				
3.6	girth 650mm; flashing stepped cover flashing	18.00	m		

3. BARGE /COPING/ LEAD FLASHING

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Code	Description	Qty	Unit	Rate	Total
	<u>Parapet Lead Cladding – Carefully remove existing render to the rear face of the parapet and prepare the exposed brickwork to receive new lead cladding. Provide and install Code 6 lead sheet dressed over the parapet brickwork, securely fixed with Code 6 lead clips at the bottom edge to prevent wind uplift. Form lead neatly to suit the existing parapet profile, ensuring adequate laps, folds and weathering details are provided to achieve a durable and weather-tight finish. Include all hacking off, preparation, protection, fixing, dressing, cleaning, waste removal and disposal, and all ancillary works necessary for the complete execution of the works.</u>				
	<u>Flashings:</u>				
3.7	girth 650mm; flashing stepped cover flashing	10.00	m2		

Subtotal (carried forward):

4. RAINWATER GOODS

Employer: Cork County council

Document: Volume C Pricing Document Nr. 2 Building Works

Project: National Sculpture Factory, Albert Road

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Code	Description	Qty	Unit	Rate	Total
	<u>RAINWATER GOODS</u>				
	<u>Information</u>				
	This element of the works has been measured from the Architect's, Engineers and Services Engineer's Drawings, Specifications and other documents as per the Appendix A to Pricing Document No.1, General Conditions and Preliminary Items.		Note		
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	<u>DEMOLITION AND ALTERATIONS</u>				
	<u>Alterations</u>				
	<u>Inspection of Existing Rainwater Goods – Carefully inspect all existing rainwater goods prior to commencement of works and record defects including cracking, corrosion, distortion, failed joints, loose fixings and previous inappropriate repairs. Submit findings to the Architect and identify any components considered beyond economic or practical repair prior to replacement. No rainwater goods or components shall be removed or replaced without prior approval. Include all inspections, surveys, reporting, protection and ancillary works necessary for the complete execution of the works.</u>				
	<u>Removing</u>				
4.1	inspection gutter	39.00	m		
4.2	inspection down pipes	17.00	m		

4. RAINWATER GOODS

Employer: Cork County council

Document: Volume C Pricing Document Nr. 2 Building Works

Project: National Sculpture Factory, Albert Road

Mcor Ref: 26.080

Code	Description	Qty	Unit	Rate	Total
	<u>Dismantling of Existing Rainwater Goods – Carefully dismantle the existing rainwater system, taking care to avoid damage to adjacent roof coverings, masonry and surrounding building elements. Protect all retained fabric throughout the works and carefully set aside reusable fittings and components where suitable for reinstatement. Include all protection, handling, storage, waste removal and disposal of defective materials, and all ancillary works necessary for the complete execution of the works.</u> <u>Removing</u>				
4.3	removing gutter	39.00	m		
4.4	removing down pipes	17.00	m		
	<u>Treatment/Repairs</u> <u>Preparation and Repair of Existing Metalwork – Carefully remove existing rust, corrosion and defective surface finishes using hand tools and wire brushing methods, taking care not to damage the existing metalwork. Carry out localised repairs using approved specialist metal repair techniques where necessary, retaining original fabric wherever possible. Abrasive blasting shall only be undertaken where specifically approved and where it can be demonstrated that the process will not cause damage to the existing material. Thoroughly remove all dust, debris and contaminants prior to application of protective coatings. Include all preparation, protection, cleaning and ancillary works necessary for the complete execution of the works.</u> <u>Metal repair</u>				
4.5	inspection gutter	39.00	m		
4.6	inspection down pipes	17.00	m		
	<u>DRAINAGE</u> <u>Disposal above ground</u>				

4. RAINWATER GOODS

Employer: Cork County council

Document: Volume C Pricing Document Nr. 2 Building Works

Project: National Sculpture Factory, Albert Road

Mcor Ref: 26.080

Code	Description	Qty	Unit	Rate	Total
	<u>Replacement Cast Iron Rainwater Goods Components – Provide and install replacement traditional cast-iron rainwater goods components to match the existing original profiles, dimensions and detailing. Supply components factory primed and install to replicate existing falls, fixing centres and joint arrangements. Replace existing fixings with new stainless steel fixings, utilising existing fixing positions wherever possible and avoiding unnecessary drilling or disturbance to historic masonry. Include all preparation, removal of defective components, installation, protection, making good and all ancillary works necessary for the complete execution of the works. Allow for one coat metal primer followed by an intermediate coat and one finishing coat of exterior metal paint. Colour to be agreed on site.</u> <u>Pipes</u> 4.7 down pipe 100mm diameter 17.00 m <u>Gutters</u> 4.8 gutter; OG section; 150mm in with 39.00 m <u>Extra over pipes on which they occur for</u> 4.9 outlet 1.00 nr <u>Testing</u> <u>Testing and Completion of Rainwater Goods – Upon completion of the works, thoroughly flush gutters, outlets and downpipes with clean water to remove debris and confirm free flow throughout the system. Check gutter falls, outlets and connections to ensure correct operation. Verify that the complete rainwater system is watertight, securely fixed and free from blockages. Rectify any leaks, defects, inadequate falls or areas of standing water identified during testing. Include all inspections, adjustments, cleaning and ancillary works necessary for the complete and satisfactory operation of the system.</u> <u>Test</u> 4.10 testing 1.00 item				

Subtotal (carried forward):