

**Specification**

**for**

**82 Shaftesbury Avenue,**

**Folkestone, CT19 4LT**

**October 2019**

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| **SCHEDULE OF WORKS** | |
| **Job Description** | Underpinning Works |
| **Site Address** | 82 Shaftesbury Avenue, Folkestone, CT19 4LT |
| **Employer/Client** | Folkestone and Hythe District Council  c/o East Kent Housing  Civic Centre  Castle Hill Avenue  Folkestone  Kent  CT20 2QY |
| In pricing these works the contractors is deemed to have visited site and to have included for all necessary access and works. Provisional sums shall be accepted only with the prior agreement of the Contract Administrator (CA) | |

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| **A** | **GENERAL MATTERS** |
|  | DESCRIPTION OF WORKS  The works comprise   * Installation of traditional mass concrete underpinning. * Please refer to Dover District Council Technical Services Design Sheet 3227-001 No5 as attached at Appendix B. |
|  | **Contract Particulars** |
|  | FORM OF CONTRACT: Unless otherwise agreed the works will be undertaken under the provisions of the JCT Minor Works Form of Contract 2016  The Contract Will be completed as follows:  Date for Completion: Five (5) calendar weeks from commencement unless agreed otherwise at or before commencement.  The completion dates include public holidays and traditional contractual holidays and due allowance should be made by the contractor in this regard. Claims for extension of time owing to usual and traditional holidays being taken will not be allowed. |
|  | **General Requirements** |
|  | The Contractor shall at all times have on site a suitably qualified person(s) who is/are specifically responsible for quality control during construction and of ensuring that all personnel working on the site whether employed directly, or through domestic or nominated subcontracts, perform their work in accordance with the drawings and specification preamble clauses supplied to the Contractor. The Contractor shall provide the name(s) of the said person(s) to the Architect/Contract Administrator at the pre‑contract meeting. |
|  | The Contractor's access to the site will be restricted to the working areas only; the front garden area may be used as a contractor’s compound. This area must be made good after the completion of the works. It is essential the driveway must not be blocked.  Prior to the commencement of the works the Contractor shall in conjunction with the Contract Administrator prepare a photographic condition survey of the existing areas to be used/accessed during and at the end of the works. |
|  | Normal working hours are to be Monday to Friday 0800 to 1700, or alternatively at other times to be approved by the Contract Administrator. Working outside the above times will be subject to agreement between all parties and with the permission of the Employer.  Works are carried out with the residents in occupation. All services are to be reinstated at the end of the working day.  The employer will not be liable for any additional costs or expenses incurred as a result of the contractor working outside of the above hours in order to meet the completion dates; however caused. |
|  | Noise Control - comply generally with the recommendations of BS5228-1, clause 9.3 to minimize noise levels during the execution of works.  Noise levels from the works: Maximum level 70 dB(A) when measured from the site area boundary. The CA is at Liberty to stop any work considered to be excessively noisy that is causing a potential Health & Safety issue or disrupting the occupiers' usual use of their property. Alternative working arrangements will then be agreed with the Contractor in order to carry out the works.  Equipment: Fit compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.  Radios or other audio equipment or permit employees to use in ways or at times that may cause nuisance shall not be used |
|  | Valuation of the Works - Where additional work is authorised and to be included in the final account, the Contractor shall assist in preparation of the final account by providing a breakdown in the form of time and materials where such items exceed £50.00 in value. The Contractor shall also assist by making the appropriate time sheets and invoices available for checking purposes. |
|  | The Contractor shall provide the following:   * Plant, Tools and Vehicles. * Scaffolding. * Site administration and security. * Transport of Workpeople. * Protecting the Works from inclement weather. * Protecting furniture, fittings or apparatus left in existing property. |
|  | Water for the Works The Contractor is offered the use of the existing supply (without guarantee of availability or continuity). All charges are to be negotiated with and paid to the Employer.  Lighting and Power for the Works The Contractor is offered the use of the existing supply by the establishment (without guarantee of availability or continuity) in which case he shall transform down to 110 volts. |
|  | QUALITY OF MATERIALS AND WORKMANSHIP shall be the best of their respective kinds and to a pattern and quality to the approval of the Contract Administrator. Where applicable, materials and workmanship shall comply with relevant British Standards and Codes of Practice. |
|  | PLANT, TOOLS AND SCAFFOLD shall be provided by the contractor, adapted and cleared away for the proper execution of the Works. All scaffold licences shall be the responsibility of the contractor |
|  | LIMITATIONS: the premises shall be occupied during the execution of the Works. Due allowance shall be made in programming. Access to areas outside the work area will not be permitted. The use of radios will not be permitted. |
|  | MAKE GOOD consequent upon removal of existing and/or newly constructed work is deemed to be included in such items |
|  | TEMPORARY SERVICES: make all necessary arrangements for temporary services or adaption of permanent services and pay all charges arising. |
|  | WORKS AT COMPLETION: leave the Works in a fit condition ready for occupation or use. |
|  | CONTINGENCIES: N/A |
|  | SALVAGE: Deduct from overall price the amount for any salvageable items taken into possession of contractor |
|  | HEALTH & SAFETY: These works are not believed to be notifiable under the CDM Regulations.  All works must be carried out to comply in all respects with the requirements and intent of the Health and Safety at Work Act, 1974, and the Construction (Health Safety & Welfare) Regulations 1996 and associated legislation and good practice as well as local rules as they affect the Works.  The Contractor shall make available a copy of his Health and Safety Statement and retain a copy on site at all times. Copies of all relevant documentation and information sheets are to be provided on site as required.  The Contract administrator reserves the right to suspend works for continued breaches of Health & Safety. Claims arising out of such breaches will not be considered.  Before commencing works the contractor shall provide a copy of his Contractors Construction Phase Health and Safety Plan. |
|  | RUBBISH: Rubbish and debris to be removed on a regular basis. |
|  | INSURANCES: the Contractor is to maintain public liability insurance of not less than £5,000,000 for the duration of the contract. Documentary evidence to be supplied prior to completion. |
|  | **THE WORKS** |

1. Please refer to Dover District Council Technical Services Design Sheet 3227-001 No5 as attached at Appendix B.
2. Installation of traditional mass concrete
3. Each underpinning section will be excavated and cast in sequence to a depth of 1.65m below existing external ground level, with an underpinning section of 0m deep below the existing foundation.
4. Foundation depth of between 0.65 – 1.07m deep below existing ground level and allow for the existing foundation to be constructed of concrete.
5. In accordance with the trial pits as shown in Appendix B and the BGS map for the local vicinity, the underlying ground conditions should be taken as Gault Clay Formation and you should allow for firm dry stable clay to the full depth of the bases installed on site.
6. You should allow for a full temporary shoring design which shall include propping to the existing foundations where necessary.
7. Water is not expected to be encountered, but in the event that it is you will receive instructions from the Contract Administrator – please allow for a £5,000 contingency sum in your pricing.
8. All surplus material from all works associated with the mass concrete underpinning to be removed from site by Contractor by way of skips/grab lorries. All material that is removed from site should be transported to a suitable receiving facility. The results of the Waste Acceptance Criteria testing should be forwarded to the facility to ensure the spoil is acceptable and copies of all Transfer Notices retained to comply with legislation.
9. Shear keys between mass concrete underpinning and not rebar between the underpinning bases, as per Appendix B.
10. Temporary support and shuttering as required along with a full temporary design for the temporary shoring for the mass concrete underpinning bases.
11. Dry packing between the underpinning bases and the underside of the existing foundation rather than flooding the underpinning bases as indicated in Appendix B.
12. All plant and equipment to be in close proximity to general working areas, this is to be stored within a lockable compound area, within the site.
13. An ASUC guarantee will be required on a build only basis in accordance with Appendix B.
14. All underpinning depths are subject to approval of the building control inspector – the costs of this shall be paid directly by EKH.
15. Superimposed underpinning layout drawing required
16. Reinstatement of paths and patios, the Contractor is to leave the work area tidy and in a condition ready for the reinstatement of paths and patios, this includes removing and rubbish etc.