



**CHARTERED QUANTITY SURVEYORS • PROJECT MANAGERS
EMPLOYERS AGENTS • HEALTH & SAFETY CONSULTANTS**

SPECIFICATION

for

THE DEMOLITION OF SHELTERED ACCOMMODATION, COMPRISING 25NR FLATS, COMMUNAL AND SUPPORT ACCOMMODATION

at

WALKDEN HOUSE, 26 PRIORY ROAD,

WIGAN, WN4 9UG

for

WIGAN COUNCIL

Employer
Wigan Council
Town Hall
Library Street
Wigan
WN1 1YN

Employer's Agent
Wilkinson Cowan Partnership
Stanley House
15 Ladybridge Road
Cheadle Hulme
Cheshire
SK8 5BL
Tel: 0161 486 6966

November 2017

Job No 3507

Version – Tender

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CONTENTS

Section 1 - General Requirements

Section 2 - Preliminaries and General Conditions

Section 3 - Scope of Works (incl. Final Summary)

Section 4 - Additional Information

1. Contract Sum Analysis
2. Planning Approval Notice (section 80/81)
3. Pre-Construction Information – (inclusive of services information)
4. Refurbishment / Demolition Asbestos Survey
5. Bat Survey Report
6. Drainage Survey
7. Location Plan
8. Available drawings
9. Record Photographs

SECTION NR 1 - GENERAL REQUIREMENTS

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- 01 GENERALLY: The Employer requires the complete demolition and grubbing out of foundations of existing sheltered accommodation (two storey), comprising 25nr flats, communal and support accommodation, (Walkden House) off 26 Priory Road, Wigan, WN4 9UG, together with the grubbing out of ALL associated external works, roads, hardstandings, drainage and service connections.
- All service connections are to be terminated at the pavement.
 - **It is understand that the all existing services will have been terminated by the Employer prior to commencement – However the Contactor shall be fully responsibly for ascertaining routes and locations of all existing services prior to the commencement of any work, and confirm status.**
 - **The Contractor shall take all necessary precautions, and carry out any necessary work to ensure all services are suitably terminated.**
 - The accommodation to be demolished is highlighted on the attached site plan.
- 02 BUILDING AGREEMENT: The building agreement shall consist of the Employers Specification together with the JCT Minor Works Building Contract - 2016 Edition, incorporating amendments as detailed in the Preliminaries and General Conditions and such other documents or drawings as may be specified and agreed by the parties.
- The Contractor shall allow for all costs in complying with the Employer's Requirements

SECTION NR 2 - PRELIMINARIES AND GENERAL CONDITIONS

SECTION NR 2 - PRELIMINARIES AND GENERAL CONDITIONS

A10 PROJECT PARTICULARS

110 THE PROJECT

Nature: Demolition of existing, sheltered accommodation, comprising 25nr flats, communal and support accommodation
Location: 26 Priory Road, Wigan, WN4 9UG

120 EMPLOYER (CLIENT)

Wigan Council
Town Hall
Library Street
Wigan
WN1 1YN

140 CONTRACT ADMINISTRATOR (hereinafter referred to as 'CA').

Wilkinson Cowan Partnership
Stanley House
15 Ladybridge Road
Cheadle Hulme
Cheshire
SK8 5BL
0161 486 4966

150 PRINCIPAL DESIGNER (CDM 15)

Wilkinson Cowan Partnership
Stanley House
15 Ladybridge Road
Cheadle Hulme
Cheshire
SK8 5BL
0161 486 4966

A12 THE SITE/ EXISTING BUILDINGS

110 THE SITE

- The site is situated off Priory Road, Wigan, WN4 9UG.
The Contractor is to establish and maintain access to the site and is to ascertain with the authorities and owners and users of adjacent land any restrictions or limitations on his proposed access.

120 EXISTING BUILDINGS ON/ ADJACENT TO THE SITE

- Description: Sheltered accommodation 'Walkden House', comprising 25nr flats, over two storeys, together with communal and support accommodation are located on the site, the demolition of which forms the works. The area around the site is occupied extensively by residential property.

125 ACCESS

- Access for construction purposes shall be established by the Contractor with the relevant authorities and to the Employer's satisfaction and approval. Care should be exercised by the Contractor to minimise disturbance to adjoining residents. It is the Contractor's responsibility to contact neighbours and maintain a good relationship during the course of the works. The Contractor shall take account of the estate access roads, and highway restrictions in force in the area.

132 WORKING AREA

- The Contractor will be allowed to use the whole of the site area provided he does so in such a way as to cause the minimum of nuisance to adjoining owners.

136 SITE DETAILS

- The Contractor shall be deemed to have fully investigated and examined the site, both above and below ground, and to have obtained all necessary information as to any risks or circumstances which may affect his tender. No claim on the grounds of lack of knowledge in the above respects will be accepted.

140 EXISTING MAINS/SERVICES

- The Contractor shall locate all existing service mains, drains/sewers, cables, district heating mains and the like and shall terminate these at the pavement as necessary for the execution of the demolition Works and shall make all necessary arrangements with the appropriate statutory undertakings and pay all charges in connection therewith. The Contractor shall provide all services required for the Works and pay all charges in connection therewith.
- Should the Contractor require to cross any services, he is to provide all necessary temporary cross-over points and protection to the satisfaction of the statutory undertaking concerned.
- The Contractor will be required to indemnify the Employer for costs arising from the interruption or damage to any services by his action, and for the reinstatement of any services.
- The Contractor should note that existing services, drains, sewers and manholes may be present on the site and he is advised to have a survey carried out to locate and establish the exact position of these. The Contractor shall be responsible for ensuring that no additional pressures or loads are imposed upon the existing service mains, drains, sewers and manholes.

220 USE OF THE SITE

- Do not use the site for any purpose other than carrying out the works.
- Do not display or permit advertisements to be displayed on site without consent of the Employer.
- Do not display or permit to be displayed anywhere on the site any material which, in the opinion of the Employer, might cause offence.

230 SURROUNDING LAND/BUILDING USES

The area around the site is mainly occupied by residential property. The Contractor shall take into account the consequences of this.

280 SITE VISIT

- Before tendering, ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works.

291 EXISTING TREES

- The Contractor is to ascertain from the Local Authority or other statutory body if there are any trees on or adjacent to the site which are or are to be the subject of a Tree Preservation Order. The Contractor will be required to protect all trees and shrubs, except those to be removed. Indemnify the Employer for all costs arising from any damage or destruction of trees which are subject to Tree Preservation Orders.
- Where trees can be removed, the tree roots should be excavated out and the voids backfilled. On no account should stumps be left protruding above finished ground level.

292 PARTY WALL ETC ACT 1996

- If the proposed works are subject to the Party Wall etc Act 1996 then the Contractor will be contractually bound to comply with the terms of any party wall Award.
- The Contractor, as occupier of the site, must allow party wall surveyors access to the works in order to carry out their duties in relation to this Act.

- The Contractor must not do or omit to do anything or allow anything to be done or omitted to be done which may result in the Employer incurring any liability to any third parties under this Act except to the extent that the Employer shall have indicated its approval in writing thereto.
- The Contractor is to ensure that proper insurance arrangements are in place concerning personal injury to or death of appointed or selected party wall surveyors while on site.

A13 DESCRIPTION OF THE WORK

120 THE WORKS

The work comprises the complete demolition of existing sheltered accommodation (in traditional construction), comprising 25nr flats, over two storeys, with communal and support accommodation, together with the grubbing out of ALL associated foundations, external works, roads, drainage and service connections, together with the termination of all service installations.

A20 THE CONTRACT

370 JCT MINOR WORKS BUILDING CONTRACT

- The Contract: JCT Minor Works Building Contract 2016 Edition.
- Requirement: Allow for the obligations, liabilities and services described as follows:

THE RECITALS

First

THE WORKS AND THE CONTRACT ADMINISTRATOR

- The work comprises: complete demolition of existing sheltered accommodation (in traditional construction), comprising 25nr flats, over two storeys, with communal and support accommodation, together with the grubbing out of ALL associated foundations, external works, roads, drainage and service connections, together with the termination of all service installations.
- Architect/ Contract Administrator: See clause A10/140.

Second

CONTRACT DOCUMENTS

- Contract drawings: Not Applicable.
- Contract documents: The following have been prepared which show and describe the work to be done: Employer's Requirements - Tender Version – November 2017.

Third

PRICED DOCUMENTS

- Documents to be priced or provided by the Contractor: Employer's Requirements - Tender Version – November 2017.

THE ARTICLES

3

ARCHITECT/ CONTRACT ADMINISTRATOR

- Contract Administrator: See clause A10/140.

4 and 5

PRINCIPAL DESIGNER/ PRINCIPAL CONTRACTOR

- Principal Designer: See clause A10/150.
- Principal Contractor: See clause A10/130.

CONTRACT PARTICULARS

Fourth Recital and Schedule 2

BASE DATE

- Base date: 10 days prior to the date of tender return.

Fourth Recital and clause 4.2

CONSTRUCTION INDUSTRY SCHEME (CIS)

- Employer at the Base Date is a 'contractor' for the purposes of the CIS.

Fifth Recital

CDM REGULATIONS

- The project is not notifiable.

Sixth Recital

FRAMEWORK AGREEMENT

- Framework agreement: Does not apply.

Seventh Recital and Schedule 3

SUPPLEMENTAL PROVISIONS: Applies.

Article 7

ARBITRATION

- Article 7 and Schedule 1: Royal Institution of Chartered Surveyors.

Clause 1.1

CDM PLANNING PERIOD

- Shall mean the period of 2 weeks ending on the date of possession.

Clause 2.2

COMMENCEMENT AND COMPLETION

- Date for Commencement of the Works: To be agreed. (or such other dates as may be agreed with the employer)
- Date for Completion: To be agreed (or such other dates as may be agreed with the employer)

Clause 2.8

LIQUIDATED DAMAGES

- At the rate of £500.00 per calendar week.

Clause 2.10

RECTIFICATION PERIOD

- Not Applicable.

Clause 4.3

PERCENTAGE OF THE TOTAL VALUE OF THE WORK ETC.

- Percentage: Does not apply.

Clause 4.4

PERCENTAGE OF THE TOTAL AMOUNT TO BE PAID TO THE CONTRACTOR

- Percentage: Does not apply.

Clause 4.8.1

SUPPLY OF DOCUMENTATION FOR COMPUTATION OF AMOUNT TO BE FINALLY
CERTIFIED

- Period: 1 month from the date of practical completion.

Clause 4.11 and Schedule 2

CONTRIBUTION, LEVY AND TAX CHANGES

- Schedule 2 (Fluctuations Option) Does not apply.
- Percentage addition: Does not apply.

Clause 4.11 and Schedule 2

CONTRIBUTION, LEVY AND TAX CHANGES

- Clause 4.11 and Schedule 2 will be deleted.

Clause 5.3.2

CONTRACTOR'S INSURANCE – INJURY TO PERSONS OR PROPERTY

- Insurance cover (for any one occurrence or series of occurrences arising out of one event): £5,000,000.00

Clauses 5.4A, 5.4B and 5.4C

INSURANCE OF THE WORKS ETC – ALTERNATIVE PROVISIONS

- Clause 5.4.A applies.

Clauses 5.4A.1 and 5.4B.1.2

PERCENTAGE TO COVER PROFESSIONAL FEES

- Addition: 15 per cent.

Clause 7.2

ADJUDICATION

- The Adjudicator is: to be advised.
- Nominating body: Royal Institution of Chartered Surveyors.

Schedule 1 paragraph 2.1

ARBITRATION

- Appointor of Arbitrator (and of any replacement): President or a Vice president of the: Royal Institution of Chartered Surveyors.

THE CONDITIONS

SECTION 1: DEFINITIONS AND INTERPRETATION

1.4

RECKONING PERIODS OF DAYS

- Amendments: **None.**

1.7

APPLICABLE LAW

- Amendments: **None.**

SECTION 2: CARRYING OUT THE WORKS

SECTION 3: CONTROL OF THE WORKS

SECTION 4: PAYMENT

SECTION 5: INJURY, DAMAGE AND INSURANCE

SECTION 6: TERMINATION

SECTION 7: SETTLEMENT OF DISPUTES

EXECUTION

- The Contract: Will be executed as a Deed.

CONTRACT GUARANTEE BOND

- Contract Guarantee Bond: Does not apply.

A30 TENDERING/ SUBLETTING/ SUPPLY

MAIN CONTRACT TENDERING

110 SCOPE

- General: These conditions are supplementary to those stated in the Invitation to Tender and on the form of tender.

145 TENDERING PROCEDURE

- General: In accordance with JCT Practice Note 6 (Series 2) 'Main Contract Tendering'.
- Errors: alternative 1 is to apply.

160 EXCLUSIONS

- Inability to tender: Immediately inform if any parts of the work as defined in the tender documents cannot be tendered.
- Relevant parts of the work: Define those parts, stating reasons for the inability to tender.

170 ACCEPTANCE OF TENDER

- The Employer and Employer's representatives:
 - Offer no guarantee that any tender will be recommended for acceptance or be accepted.
 - Will not be responsible for any cost incurred in the preparation of any tender.

190 PERIOD OF VALIDITY

- Period: After submission or lodgement, keep tender open for consideration (unless previously withdrawn) for not less than *13 weeks*
- Date for possession/commencement: See section A20.

PRICING/ SUBMISSION OF DOCUMENTS

310 TENDER

- General: Tenders must include for all work shown or described in the tender documents as a whole or clearly apparent as being necessary for the complete and proper execution of the Works.

480 PROGRAMME

- Programme of work: Prepare a summary showing the sequence and timing of the principal parts of the Works and periods for planning and design. Itemise any work which is excluded.
- Submit: *within one week of request*

550 HEALTH AND SAFETY INFORMATION

- Content: Describe the organisation and resources to safeguard the health and safety of operatives, including those of subcontractors and of any person whom the Works may affect.
- Include:
 - A copy of the Contractor's Health and Safety Policy Document, including risk assessment procedures.
 - Accident and sickness records for the past five years.

- Records of previous Health and Safety Executive enforcement action.
- Records of training and training policy.
- The number and type of staff responsible for health and safety on this project with details of their qualifications and duties.
- Submit: *within one week of request*.

570 OUTLINE CONSTRUCTION PHASE HEALTH AND SAFETY PLAN

- Content: Submit the following information within one week of request:
 - Method Statements on how risks from hazards identified in the Pre-Tender Health and Safety Plan and other hazards identified by the Contractor will be addressed.
 - Details of the management structure and responsibilities.
 - Arrangements for issuing health and safety directions.
 - Procedures for informing other contractors and employees of health and safety hazards.
 - Selection procedures for ensuring competency of other contractors, the self-employed and designers.
 - Procedures for communications between the project team, other contractors and site operatives.
 - Arrangements for co-operation and co-ordination between contractors.
 - Procedures for carrying out risk assessments and for managing and controlling the risk.
 - Emergency procedures including those for fire prevention and escape.
 - Arrangements for ensuring that all accidents, illness and dangerous occurrences are recorded.
 - Arrangements for welfare facilities.
 - Procedures for ensuring that all persons on site have received relevant health and safety information and training.
 - Arrangements for consulting with and taking the views of people on site.
 - Arrangements for preparing site rules and drawing them to the attention of those affected and ensuring their compliance.
 - Monitoring procedures to ensure compliance with site rules, selection and management procedures, health and safety standards and statutory requirements.
 - Review procedures to obtain feedback.
 - All information required by the CDM Co-ordinator.

590 SITE WASTE MANAGEMENT PLAN

- Person responsible for drafting the Plan: The Contractor.
- Content: Include details of:
 - Principal Contractor for the purposes of the regulations.
 - Location of the site.
 - Description of the project.
 - Estimated project cost.
 - Types and quantities of waste that will be generated.
 - Resource management options for these wastes including proposals for minimization/ reuse/ recycling.
 - The use of appropriate and licensed waste management contractors.
 - Record keeping procedures.
 - Waste auditing protocols.
- Submit with tender.

SUBLETTING/ SUPPLY

630 DOMESTIC SUBCONTRACTS

- General: Comply with the Construction Industry Board 'Code of Practice for the selection of subcontractors'.
- List: Provide details of all subcontractors and the work for which they will be responsible.
- Submit: *within one week of request*.

A31 PROVISION, CONTENT AND USE OF DOCUMENTS

DEFINITIONS AND INTERPRETATIONS

110 DEFINITIONS

- Meaning: Terms, derived terms and synonyms used in the preliminaries/general conditions and specification are as stated therein or in the appropriate British Standard or British Standard glossary.

120 COMMUNICATION

- Definition: Includes advise, inform, submit, give notice, instruct, agree, confirm, seek or obtain information, consent or instructions, or make arrangements.
- Format: In writing to the person named in Clause A10/140 unless specified otherwise.
- Response: Do not proceed until response has been received.

125 APPROVAL (and words revised there from) means the approval in writing of the Employer or his agent unless specified otherwise.

135 SITE EQUIPMENT

- Definition: All appliances or items of whatsoever nature required in or about the construction for completion of the Works but not materials or other items intended to form or forming part of the Permanent Works.
- Includes: Construction appliances, vehicles, consumables, tools, temporary works, scaffolding, cabins and other site facilities.

231 CDM REGULATIONS: References to the Construction (Design and Management) Regulations 2015 shall be noted in these documents as the CDM Regulations.

DOCUMENTS PROVIDED ON BEHALF OF EMPLOYER

410 ADDITIONAL COPIES OF THE EMPLOYER'S REQUIREMENTS: After execution of the contract, two copies will be issued to the Contractor in accordance with the contract. Additional copies will be issued on request, if available, but will be charged to the Contractor.

440 DIMENSIONS

- The accuracy of the drawings is not guaranteed.

A32 MANAGEMENT OF THE WORKS

GENERALLY

110 SUPERVISION

- General: Accept responsibility for co-ordination, supervision and administration of the Works, including subcontracts.
- Co-ordination: Arrange and monitor a programme with each subcontractor, supplier, local authority and statutory undertaker, and obtain and supply information as necessary for co-ordination of the work.

120 INSURANCE

- Documentary evidence: Before starting work on site, submit details and/or policies and receipts for the insurances required by the Conditions of Contract. The insurance policies are to be endorsed to protect the Employer and the Homes and Communities Agency (or the Employer's funders).

130 INSURANCE CLAIMS

- Notice: If any event occurs which may give rise to any claim or proceeding in respect of loss or damage to the Works or injury or damage to persons or property arising out of the Works, immediately give notice to the Employer, the person named in Clause A10/140 and the Insurers.
- Failure to notify: Indemnify the Employer against any loss, which may be caused by failure to give such notice.

140 CLIMATIC CONDITIONS

- Information: Record accurately and retain:
 - Daily maximum and minimum air temperatures (including overnight).
 - Delays due to adverse weather, including description of the weather, types of work affected and number of hours lost.

PROGRAMME/PROGRESS

210 PROGRAMME

- Master programme: When requested and before starting work on site, submit in an approved form a master programme for the Works, which must include details of:
 - Design, production information and proposals provided by the Contractor/Subcontractors/Suppliers, including inspection and checking (see section A31).
 - Planning and mobilisation by the Contractor.
 - Earliest and latest start and finish dates for each activity and identification of all critical activities.
- Exclusions: Where and to the extent that the programme implications for work which is not so defined are impossible to assess, the Contractor should exclude it and confirm this when submitting the programme.
- Submit: *3 copies to the CA.*

230 SUBMISSION OF PROGRAMME

- Further information: Submission of the programme will not relieve the Contractor to apply in writing for instructions, drawings, etc.

240 COMMENCEMENT OF WORK

- Notice: Obtain the CDM Co-ordinators approval thereto and inform the CA at least 7 working days before the proposed date for commencement of work on site.

250 MONITORING

- Progress: Record on a copy of the programme kept on site.
- Avoiding delays: If any circumstances arise which may affect the progress of the Works submit proposals or take other action as appropriate to minimise any delay and to recover any lost time.

260 SITE MEETINGS

- General: Site meetings will be held to review progress and other matters arising from administration of the Contract.
- Frequency: Normally to be held fortnightly.
- Location: On site.
- Accommodation: Ensure availability at the time of such meetings.
- Attendees: Attend meetings and inform subcontractors and suppliers when their presence is required.
- Chairperson (who will also take and distribute minutes): The CA.

265 CONTRACTOR'S WRITTEN PROGRESS REPORT

- General: Submit a progress report at or prior to each site meeting.
- Content: Notwithstanding the Contractor's obligations under the Contract the report must include:
 - A progress statement by reference to the master programme for the Works.

- Details of any matters materially affecting the regular progress of the Works.
- Subcontractors and suppliers progress reports.
- Identify complaints/neighbour issues.
- Local labour information.
- Waste management information.

290 NOTICE OF COMPLETION

- Requirement: Give notice of the anticipated dates of completion of the whole or part of the Works.
- Period of notice (minimum): *2 weeks*.

295 HANDOVER: The Employer will require 14 days Notice of Handover and not between 10th December and 15th January or on bank holidays.

300 ADVERSE WEATHER:

- Use all reasonable and suitable building aids and methods to prevent or minimise delays during adverse weather conditions.
- In the event of the Contractor applying for an extension of time under Clause 2.26.2.7 (exceptionally adverse weather conditions) of the Conditions of Contract, the Employer, when assessing any such extension will take into consideration the extent to which the Contractor has taken all practical measures to avoid delay.

CONTROL OF COST

460 INTERIM VALUATIONS

- Applications: Include details of amounts due under the Contract together with all necessary supporting information.
- Submission: At least three days before established dates.

SUPERVISION/INSPECTION/DEFECTIVE WORK

510 SUPERVISION

- General: In addition to the constant management and supervision of the Works provided by the Contractor's person in charge, all significant types of work must be under the close control of competent trade supervisors to ensure maintenance of satisfactory quality and progress.
- Replacement: Give maximum possible notice before changing person in charge or site agent.

520 CO-ORDINATION OF ENGINEERING SERVICES

- Suitability: Site organisation staff must include one or more persons with appropriate knowledge and experience of mechanical and electrical engineering services to ensure compatibility between engineering and the Works generally.
- Evidence: Submit when requested CVs or other documentary evidence relating to the staff concerned.

530 OVERTIME WORKING

- Notice: Prior to overtime being worked, submit details of times, types and locations of work to be done.
 - Minimum period of notice: *48 hours*.
- Concealed work: If executed during overtime for which notice has not been given, it may be required to be opened up for inspection and reinstated at the Contractor's expense.

630 QUALITY CONTROL

- Procedures: Establish and maintain to ensure that the Works, including the work of subcontractors, comply with specified requirements.
- Records: Maintain full records, keep copies on site for inspection, and submit copies on request.
- Content of records:

- Identification of the element, item, batch or lot including location in the Works.
- Nature and dates of inspections, tests and approvals.
- Nature and extent of nonconforming work found.
- Details of corrective action.

WORK AT OR AFTER COMPLETION

720 SECURITY AT COMPLETION

- General: Leave the Works secure with, where appropriate, all accesses closed and locked.
- Keys: Account for and adequately label all keys and hand over to Employer with itemised schedule, retaining duplicate schedule signed by Employer as a receipt.

A34 SECURITY/SAFETY/PROTECTION

SECURITY, HEALTH AND SAFETY

110 PRE-CONSTRUCTION INFORMATION: is in the possession of the Contractor.

140 CONSTRUCTION PHASE HEALTH AND SAFETY PLAN

- Submission: Present to the Employer/Client not less than *2 weeks before the proposed date for start*.
- Confirmation: Do not start construction work until the Employer has confirmed in writing that the Construction Phase Health and Safety Plan includes the procedures and arrangements required by CDM Regulation 15(4).
- Content: Develop the plan from and draw on the Outline Construction Phase Health and Safety Plan, Clause A30/570, and the Pre-Tender Health and Safety Plan.

150 SECURITY

- Protection: Safeguard the site, the Works, products, materials, and any existing buildings affected by the Works from damage and theft.
- Access: Take all reasonable precautions to prevent unauthorised access to the site, the Works and adjoining property.

160 STABILITY

- Responsibility: Maintain the stability and structural integrity of the Works during the Contract.
- Design loads: Obtain details, support as necessary and prevent overloading.

PROTECT AGAINST THE FOLLOWING

310 EXPLOSIVES : Not Permitted.

330 NOISE CONTROL

- Standard: Comply generally with the recommendations of BS 5228-1, Clause 9.3 to minimise noise levels during the execution of the Works and comply with The Control of Noise at Work Regulations 2005.
- Equipment: Fit compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.
- Restrictions: Do not use:
 - Radios or other audio equipment or permit employees to use in ways or at times that may cause nuisance.
- Noise and Pollution Control: The attention of the Contractor is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 and is to allow in his tender for any costs or expenses from such compliances.
- No instruction issued to the Contractor by the EA or his authorised representative shall relieve the Contractor from compliance with the Act.

340 POLLUTION

- Prevention: Protect the site, the Works and the general environment including streams and waterways against pollution and indemnify the Employer against any failure in this respect.
- Contamination: If pollution occurs inform immediately, including to the appropriate Authorities and provide relevant information.

360 NUISANCE

- Duty: Prevent nuisance from smoke, dust, rubbish, vermin and other causes.
- Surface water: Prevent hazardous build-up on site, in excavations and to surrounding areas and roads.

370 ASBESTOS CONTAINING MATERIALS

- Duty: Report immediately any suspected materials discovered during execution of the Works.
 - Do not disturb.
 - Agree methods for safe removal or encapsulation.

380 FIRE PREVENTION

- Duty: Prevent personal injury or death and damage to the Works or other property from fire.
- Standard: Comply with Joint Code of Practice 'Fire Prevention on Construction Sites', published by the Construction Confederation and The Fire Protection Association (The 'Joint Fire Code').

390 SMOKING ON SITE

- Duty: Prevent except in designated areas, carefully controlled, equipped with fire fighting equipment and receptacles for the safe disposal of smoker's materials and inspected to guard against risk of fire.

400 BURNING ON SITE

- Burning on site: Not permitted.

430 WASTE

- Includes: Rubbish, debris, spoil, containers and surplus material.
- Minimise: Keep the site and Works clean and tidy.
- Remove: Frequently and dispose off site in a safe and competent manner:
 - Non-hazardous material: In a manner approved by the Waste Regulation Authority.
 - Hazardous material: As directed by the Waste Regulation Authority and in accordance with relevant regulations.
- Voids and cavities in the construction: Remove rubbish, dirt and residues before closing in.
- Waste transfer documentation: Retain on site.

440 ELECTROMAGNETIC INTERFERENCE

- Duty: Prevent excessive electromagnetic disturbance to apparatus outside the site.

PROTECT THE FOLLOWING

305 INSPECTION

- Prior to commencement of the works, the Contractor shall inspect and record the condition of the site boundaries, adjoining properties, pavements and the like. The Contractor is to make a photographic record in the presence of the Employer's Site Representative and adjoining owners. One copy of the record is to be handed to the Employer.

310 WORK IN ALL SECTIONS

- Adequately protect all types of work and all parts of the works, including work carried out by others, throughout the contract. Whether work is of an especially vulnerable nature or is exposed to abnormal risks, provide special protection to ensure that damage does not occur.

510 EXISTING SERVICES

- Confirmation: Notify all service authorities, statutory undertakers and/or adjacent owners of proposed works not less than one week before commencing site operations.
- Identification: Before starting work, check and mark positions of mains/services. Where positions are not shown on drawings obtain relevant details from service authorities, statutory undertakers or other owners.
- Work adjacent to services:
 - Comply with service authority's/statutory undertaker's recommendations.
 - Adequately protect and prevent damage to services: Do not interfere with their operation without consent of service authorities/statutory undertakers or other owners.
- Identifying services:
 - Below ground: Use signboards, giving type and depth;
 - Overhead: Use headroom markers.
- Damage to services: If any results from execution of the Works:
 - Immediately give notice and notify appropriate service authority/statutory undertaker.
 - Make arrangements for the work to be made good without delay to the satisfaction of service authority/statutory undertaker or other owner as appropriate.
 - Any measures taken to deal with an emergency will not affect the extent of the Contractor's liability.
- Marker tapes or protective covers: Replace if disturbed during site operations, to service authority's/statutory undertaker's recommendations.

520 ROADS AND FOOTPATHS

- Duty: Maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris.
- Damage caused by site traffic or otherwise consequent upon the Works: Make good to the satisfaction of the Employer, Local Authority or other owner.

628 ADJOINING PROPERTY: Take all reasonable precautions to prevent damage to adjoining property. Obtain permission as necessary from the owners if requiring to erect scaffolding on or otherwise use adjoining property, and pay all charges. Clear away and make good on completion or when directed. Bear the cost of repairing any damage arising from execution of the works. Take all measures necessary to ensure users are not deprived of fully beneficial use of adjoining property.

A35 SPECIFIC LIMITATIONS ON METHOD/SEQUENCE/TIMING

110 SCOPE

- General: The limitations described in this section are supplementary to limitations described or implied in information given in other sections or on the drawings.

160 USE OR DISPOSAL OF MATERIALS

- The Contractor shall ensure that excavated spoil, rubbish, surplus materials and the like arising from the works are not deposited on any area other than a public or private tip controlled or recognised by the Local Authority and shall comply with the Civic Amenities Act 1967 and other legislation governing the controlled tipping of refuse.
- The Contractor is to comply fully with the landfill tax legislation and is responsible for paying all fees and levies due, together with any negotiations required with Customs and Excise regarding contaminated land issues/exception.
- The Contractor is to record in the monthly site meeting reports where the materials have been sent and how much has been recycled.

170 WORKING HOURS: The works shall be carried out during normal working hours. Should the Contractor require to work longer hours the Employer's permissions shall be obtained. However, no additional payment will be made.

A36 FACILITIES/TEMPORARY WORK/SERVICES

GENERALLY

440 TELEPHONES

- Temporary on site telephone: Provide as soon as practicable after the Date of Possession for joint use by the Contractor, Subcontractors and those acting on behalf of the Employer.
- Responses: Make arrangements (e.g. an external bell) to ensure that incoming calls are answered promptly.
- Employer's call charges: Allow for the cost of a modest number of calls made by those acting on behalf of the Employer.

540 METER READINGS

- Charges for service supplies: Where to be apportioned ensure that:
 - Meter readings are taken by relevant authority at possession and/or completion as appropriate.
 - Copies of readings are supplied to interested parties.

570 PERSONAL PROTECTIVE EQUIPMENT

- General: Provide for the sole use of those acting on behalf of the Employer, in sizes to be specified:
 - Safety helmets to BS EN 397, neither damaged nor time expired.
Number required: 3.
 - High visibility waistcoats to BS EN 471 Class 2. Number required: 3.

A40 CONTRACTOR'S GENERAL COST ITEMS: MANAGEMENT AND STAFF

110 MANAGEMENT AND STAFF

A41 CONTRACTOR'S GENERAL COST ITEMS: SITE ACCOMMODATION

110 SITE ACCOMMODATION

A42 CONTRACTOR'S GENERAL COST ITEMS: SERVICES AND FACILITIES

110 POWER

120 LIGHTING

130 FUELS

140 WATER

150 TELEPHONE AND ADMINISTRATION

160 SAFETY, HEALTH AND WELFARE

180 RUBBISH DISPOSAL

190 CLEANING

210 PROTECTION OF WORK IN SECTIONS

220 SECURITY

230 MAINTAIN PUBLIC AND PRIVATE ROADS

240 SMALL PLANT AND TOOLS

310 ADDITIONAL SERVICES AND FACILITIES ITEMS

A43 CONTRACTOR'S GENERAL COST ITEMS: MECHANICAL PLANT

110 CRANES

120 HOISTS

130 PERSONNEL TRANSPORT

140 TRANSPORT

180 PAVING AND SURFACING PLANT

200 ADDITIONAL MECHANICAL PLANT

A44 CONTRACTOR'S GENERAL COST ITEMS: TEMPORARY WORKS

110 TEMPORARY WORKS

110 TEMPORARY ROADS

120 TEMPORARY WALKWAYS

130 ACCESS SCAFFOLDING

140 SUPPORT SCAFFOLDING AND PROPPING

150 HOARDINGS, FANS, FENCING, ETC.

160 HARDSTANDING

170 TRAFFIC REGULATIONS

200 ADDITIONAL TEMPORARY WORKS

SECTION NR 3 – SCOPE OF THE WORKS

SECTION NR 3 - SCOPE OF THE WORKS

- A. Prior to any demolition work starting on site, the contractor is to carry out a Pre-demolition Structural Survey of the existing accommodation. Copies of the Inspection Report are to be provided to the CA and the Employer.
- B. Allow for all labours and the like associated with the demolition works.
- C. Allow for protecting the whole of the works for the period of the contract.
- D. Adequately protect all trees etc which are to be retained and prune (with the approval of the Employer and the Local Authority) and leave in good condition on completion.
- E. No combustible materials are to be left on site overnight; no fires are to be lit by the Contractor.
- F. The Contractor shall formally advise all utility companies and service providers, i.e. electric, gas, water, telecommunications, etc, of the nature content and location of the demolition work herein specified and instruct for the discontinuance of services/supplies, removal of meters, supply lines and the like.
 - **It is understand that the all existing services have been terminated by the Employer – However the Contactor shall be fully responsibly for ascertaining routes and locations of all existing services prior to the commencement of any work, and confirm status.**
 - **The Contractor shall take all necessary precautions, and carry out any necessary work to ensure all services are suitably terminated.**
- G. It shall be the Contractor's entire responsibility before commencement of demolition work to satisfy and inform himself fully and obtain official notification in writing from the Undertakings concerned that all disconnections/removals of services have been carried out and the area made safe for entry and further shall notify the CA in writing that such clearances have been obtained and received.
- H. The Contractor shall notify Building Control and submit all necessary method statements, risk assessments to the satisfaction of the Local Authority. The Contractor shall include and pay all associated fees and costs.
- I. Following possession of site and prior to demolition commencement the Contractor should allow meter removal and verify successful disconnection of services by services suppliers and re-secure of completion.
- J. **The services information contained within the enclosed Additional Information in Section 4, should not be considered exhaustive and the Contractor should contact all utilities “Dial before you Dig” helplines prior to demolition.**
- K. **Damage to any utility equipment will be the entire responsibility of the demolition contractor.**
- L. The Contractor should allow for the removal and suitable disposal of all asbestos identified within the enclosed Pre-demolition Asbestos Survey Report.
- M. The Contractor will be responsible for the 24hr security to the site throughout the contract period. An out of hours emergency telephone number should be displayed on the site hoarding.

- A. Existing sheltered accommodation (two storey), comprising 25nr flats, communal and support accommodation, (Walkden House), 26 Priory Road, Wigan, WN4 9UG, must be demolished completely, and removed from site, including all buildings, hard-standings, paths, crosswalks, all vegetation and all foundations.
- B. Voids shall be backfilled with clean hardcore.
- C. All demolition and grubbed up material, shall be removed and disposed of off-site.
- D. Drainage on site shall be removed, and appropriately terminated and capped off to the satisfaction of the Local Authority.
- E. The site shall be levelled and graded to surrounding levels in preparation for landscaping works, by others. All foundations and redundant services are to be grubbed out and removed from site.
- F. The Contractor shall include for soiling and seed disturbed areas.
- G. The existing boundary treatment / metal railings are to be retained in order to provide a secure perimeter following demolition and site clearance.
- H. The whole site must remain enclosed with either solid plywood fencing or good condition block and mesh fencing panels, double clipped and restrained with suitable outriggers. The contractor should allow for maintaining the panels for a period of up to 4 weeks following completion of demolition works. Allow for the removal of all panels within the 4 week period as directed by the CA.
- I. **Wigan Council Section 81 Notice dated 25.7.17; states 10nr actions that must be fully complied with i.e. items (a) to (j) by the demolition contractor.**

Note:- It is anticipated that the Employer will organise landscaping of the cleared site immediately after Completion of the Demolition Contract.

FINAL SUMMARY

Contractor's Preliminaries

Scope of Demolition Works

On costs & fees

Provisional Sums (Client)

2,000.00

To Collection

£