SPECIFICATION FOR DEMOLITION

OUTBUILDING BARN

THE NEW INN
5 NORFOLK ROAD
LITTLEHAMPTON
BN17 5PL

Bernard E Cole & Partner
Chartered Building Surveyors
8 Love Lane
Romsey
Hampshire
S051 8DE

Tel: 01794 512264
Fax: 01794 511919

Ref: GLS/5462/eg
Date: June 2013

ARUN DISTRICT COUNCIL LU/204/13/L

Preambles and Conditions

Contractors attention is directed to the standard Enterprise contract conditions which state any conditions which are to be complied with, particularly the contractor's attention is drawn to noisy hours of workings, dust etc. The main property is closed and in a dangerous condition, during the course of the works and the Contractor may need to liaise with the adjoining owners for access to erect scaffold etc. to complete the works, and also with the Local Authority to erect scaffolding or hoardings. The Contractor's attention is drawn to the fact that dust should be kept to a minimum, hoardings etc. should be erected to prevent conflict with the public. The site must be must be left in a secure state at the end of each day, any scaffolding erected must meet with the relevant Licences issued by the Local Authority and must meet with all codes of practice, Bye-Laws and Statutory Requirements.

All existing services above or below ground are to be identified and highlighted prior to commencement of the works. Gas, water, electricity, storm and private foul drainage all pass across the site, these services must not be interfered with other than for the works as described.

Include for isolating incoming gas, water, telecom, electricity, and satellite or Terrestrial TV aerials, any plant on roofs, and all services in the vicinity of the works as necessary, removing redundant plant as required, re-positioning as required, re-fixing and re-commissioning all plant and services upon completion of the works, issuing necessary test certificates all to the complete satisfaction of the Contract Manager.

The Contractor is to allow for complying with all CDM requirements.

The contractor is to allow for providing all necessary site supervision and attendance, and site supervision and attendance upon specialists.

TOTAL £

PRELIMINARIES

ITEM	ELEMENT:		QTY	RATE	£
	GENERAL CONDITIONS				
a	This section reflects the Contractor's contractual obligations and costs necessary to undertake all of the works identified within these Designer's Details and Specifications.				
b	All costs deemed necessary are to be encapsulated within the following headings				
c	1	Supervision			
		- Fully Supervisory General Foreman			
		- Working Foreman			
		- Visiting General Foreman			
		- Contract Manager/Director visiting the site			
	2	Health and Safety			
		- C.D.M. Charges			
		- Insurance			
		- Safety Equipment			
	3	Transport, Travelling Time and Associated Charges			
		- Transport Costs			
		- Travelling Time			
		- Parking Charges			
		- IOW Charges (1 van & 3 operatives / wk)			
	4	Scaffold and Temporary Structural Supports			

TOTAL £

		- Scaffold			
		- Access Equipment			
	5	Plant and Skips			
		- Plant Charges			
		- Skips (Charges in this item to be only for removal of goods and debris on site at commencement of Contract)			
	6	Cleaning on Completion			
		- At Completion			
	7	Temporary Screens and Protection			
		- Temporary Screens			
		- Site Security			
	8	Temporary Services			
		- Gas			
		- Water			
		- Electric			
		- Telephone			
	9	Temporary Accommodation			
		- Site Storage			
		- Mess Facility / Office			
		- Latrines			
		- Temporary Fencing			

TOTAL £

		COLLECTION:			
	1	Supervision of the Works			
	2	Health and Safety			
	3	Transport, Travelling Time and Associated Charges			
	4	Scaffold and Access Equipment			
	5	Plant and Skips			
	6	Cleaning of the Site			
	7	Temporary Screens and Protection			
	8	Temporary Services			
	9	Temporary Accommodation			
		TO GENERAL SUMMARY: £			

TOTAL £

THE WORKS | **COST £**

SECTION 1

To be read with Enterprise Inns Preliminaries and General Contract Conditions.

Preparation

A1 Desk Study Survey

Carry out and complete:-

* A Scope before starting demolition work, examine available information, carry out a survey of the structures, site and surrounding area.

* Report and Method Statements: Submit describing:-

- Form, condition and details of the structures.
- Form, location and removal methods of flammable, toxic or hazardous materials.
- Type and location of adjoining or surrounding premises which may be adversely affected by noise, vibration, dust or removal of structure.
- Identification and location of services above and below ground, including those required for the Contractor's own use. Arrangements for disconnection and removal of services.
- Type and location of features of historical, archaeological or geological importance.
- Sequence and method of demolition including details of any specific pre-weakening.
- Arrangements for control of site transport and traffic.

A2 Extent of Demolition

- Subject to retention requirements specified elsewhere, demolish main outbuilding structures down to levels as shown, retaining existing boundary wall structure.

A3 Ground Works

- Old foundation, slabs and the like to be grubbed up to allow hard standing / new patio surface.
- Contaminated material: Remove and carry out any remediation required by the Enforcing Authority – Asbestos – See later.

TOTAL £

THE WORKS	COST £

A4 Bench Marks

- Unrecorded bench marks and other survey information: Give notice and when found.
- Do not remove or destroy.

A5 Features to be Retained

- Keep in place and protect the following : existing boundary wall as shown.

B Services Affected by Demolition

B1 Services Regulations

- Work carried out to or which affects new or existing services: Carry out in accordance with the Byelaws or Regulation of the relevant Statutory Authority.

B2 Location of Services (Note: Demolition Notice serving upon statutory undertaken is separate to this requirement)

- Services affected by the Works: Locate and mark positions.
- Mains Services: Arrange with the appropriate authorities for location and marking of positions.
- Standard: In accordance with National Joint Utilities Group (NJUG) 'Guidelines on the Positioning and Colour Coding of Utilities' apparatus.

B3 Disconnection Arranged by Contractor

- Responsibility: The Contractor will arrange with the appropriate authorities for disconnection of services and removal of fittings and equipment prior to demolition as follows: - As agreed with the CA.
- Arrange with the appropriate authorities for the disconnection of remaining services and removal of fittings and equipment.
- Timing: Do not start demolition until disconnections are completed and certified as disconnected.

B4 Disconnection of Drains

- Locate, disconnect and permanently seal disused drain connection to the site complete including all manholes.

TOTAL £

THE WORKS | **COST £**

B5 Drains in Use

- Protect drains, manholes, inspection chambers, gullies, vent pipes and fittings still in use and those possibly used by neighbours or mains and ensure that they are kept free of debris.
- Damage: Make good damage arising from demolition work. Leave clean and in working order at completion.

B6 Neighbours / Services Connections

- Maintain any existing services as necessary following demolition.
- Provide as necessary to maintain continuity of services to occupied areas of the same and adjoining properties.
- Minimum notice to occupiers: 72 hours if shutdown is necessary during changeover.
- Neighbours have been notified under Building Control notification.

C **DEMOLITION WORK**

C1 Workmanship

- Standard: Demolish structures in accordance with BS6187.
- Operatives:
- Appropriately skilled and experienced for the type of work.
- Holding or in training to obtain relevant CITB Certificates of Competence.
- Site staff responsibility for supervision and control of work: Experienced in the assessment of risks involved and methods of demolition to be used.

C2 Gas or Vapour Risks - Minimal – All goods within structure to be removed before work commences.

- Precautions: Prevent fire or explosion caused by gas or vapour.

C3 Dust Control

- Method: Reduce by periodically spraying demolition work with an appropriate wetting agent.

C4 Health Hazards

- Precautions: Protect site operatives and general public from hazards associated with vibration, dangerous fumes and dust arising during the

TOTAL £

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course of the Works.

C5 Adjoining Property

- When demolishing structure(s), particularly out building, against adjoining property leave adequate temporary support and protection at each stage and arrange for inspection by the CA. Maintain and alter temporary supports and protection as necessary as work progresses.
- Demolish structure(s) causing a minimum of damage to adjoining property and leave no unnecessary or unstable projections.
- Do not disturb support to foundations or adjoining property.
- Report to the CA any defects exposed or becoming apparent in adjoining property.
- Promptly repair any damage caused to adjoining property by demolition work. Make good to ensure safety, stability, weather protection and security.

C6 Structures to be Retained

- Adequately protect parts of existing structure(s) which are to be kept in place.
- Cut away and strip out the minimum necessary and with care to reduce the amount of making good to a minimum.
- Prevent debris from overloading any part of the structure which is not to be demolished.
- Any retained elements refer to CA.

C7 Partly Demolished Structures – During Works

- General: Leave in a stable condition, with adequate temporary support at each stage to prevent risk of uncontrolled collapse. Keep safe outside working hours.
- Temporary works: Prevent debris from overloading.
- Unauthorised persons: Prevent access.

C8 Dangerous Openings

- General: Illuminate and protect. Keep safe outside working hours.

C9 Asbestos Containing Materials – Removal

- General: Refer to Asbestos Survey for the location of known Asbestos containing materials within structures to be demolished. If not

TOTAL £

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available, seek guidance from CA.

- Carefully remove, by a Contractor licensed by the Health & Safety Executive and prior to other works starting in these locations.

C10 Asbestos Containing Materials – Discovery

- Discovery: Give notice immediately to the CA of suspected asbestos containing materials discovered during demolition work. Avoid disturbing such materials.
- Methods for safe removal: Submit details to CA.

C11 Unforeseen Hazards

- Unrecorded voids, tanks, chemicals etc. discovered during demolition: Give notice to the CA.
- Methods for safe removal: Submit details to CA.

C13 Site Condition at Completion

- Debris: Clear away and leave the site in a tidy condition.

C14 Site Levels at Completion

- Levels: Existing. All other grounds to be returned to existing levels and made good to match. – Note: New build retaining wall will generally follow existing external ground levels when completed.

C15 Site Surface at Completion

- Levels: Grade the site to follow the levels of adjacent areas.
- Temporary surface: Cover the site with compacted granular material free form all deleterious materials, unless agreed otherwise with the CA.

D MATERIALS ARISING

D1 Contractor's Property

- Components and materials arising from the demolition work: Property of the Contractor except where otherwise provided.
- Remove form site as work proceeds.

TOTAL £

THE WORKS | **COST £**

D2 Employers Property

- Components and materials to remain the property of the Employer: As advised by the CA.
- Protection: Maintain until these items are removed by the Employer, reused in the Works or the end of Contract.

D3 Recycled Materials

- Materials arising from demolition work: May be recycled or reused elsewhere in the project, subject to compliance with the appropriate specification.
- Evidence of compliance: Submit full details and supporting documentation.
- Verification: Allow adequate time in programme for verification of compliance.

SECTION 2

A Works

A1 Asbestos Note: Type II survey may be held by Enterprise Inns.

- Unlikely in this structure but Contractor must comply with ACOP.
- Carry out and complete Type III Asbestos Survey and hand copy to Client.
- Remove all identified asbestos under controlled circumstances as necessary in accordance with ACOP.

B SERVICES

B1
- Contact all statutory undertakers and terminate services to site in accordance with Client's instructions. Leave in safely terminated and protected condition in accordance with ACOP and pay all necessary fees in accordance with this.

C DEMOLITION

C1
- Prepare and complete Demolition Building Regulations Application and pay any necessary fees.

TOTAL £

THE WORKS		**COST £**
C2	• Erect all temporary fencing to secure the site, boundaries and the works area. Provide and put in place any temporary road closures and obtain all necessary licenses including traffic lights etc. as required.	
C3	• Maintain all temporary supports at all times, erect additional to gable and on neighbouring land (with permission) • With small tracked vehicle and grab bucket, gently push structure in on itself. Spray with water at all times. • Once the structure has been taken down to suitable levels, access and sort all recyclable materials it is the intention to re-use bricks at site. • Remove debris from site, transport to licensed waste facility via licensed waste carrier and provide transfer certification for Client.	

TOTAL £

T H E W O R K S

COLLECTION SUMMARY

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THE WORKS

SUMMARY

Preambles and Conditions - Brought forward from Page No 2

Preliminaries - Brought forward from Page No 5

The Works - Brought forward from Page No 12

TOTAL

Signed .....

In capacity of .....

On behalf of .....

Address .....

.....

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Telephone No .....

Date .....

TOTAL £

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