

SPECIFICATION AND SCHEDULE OF WORKS

FOR

**DEMOLISHING AND REBUILDING
OF BOUNDARY WALL**

TO

**120 LIVERPOOL ROAD
LONDON, N1 0RE**

ellis+moore

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1.0 GENERAL CONDITIONS

1.1 Names of Parties

Employer:

Rydon Maintenance Ltd.,
4-6 Colebrook Place,
Islington,
London N1 8HZ

Engineer:

Ellis and Moore Consulting Engineers
Sovereign House
1 Albert Place
London N3 1QB

1.2 Description of Works

The work consists of the demolition of part of the existing brick boundary/retaining wall and rebuilding it on new trench fill foundations to match the existing wall located to the rear garden boundaries of the property at 120 Liverpool Road, London N1 0RE.

1.3 Contract

The form of contract will be JCT Agreement for Minor Building Works 2016 Edition. The scope of the works is described in the specification and schedule of works.

Acceptance of the contract will be by exchange of letters on the understanding that the following insertions to the relevant clauses in the conditions of contract will apply:

Clause 2.2	–	To be agreed.
Clause 2.8	–	INSERT £300 PER WEEK
Clause 2.10	–	Delete 3 months and insert 6 months.
Clause 4.3	–	Retention will be 5%. The final date for payment of any amount certified by the Contract Administrator shall be 21 days from the date of the issue of the certificate.
Clause 4.5	–	97.5% released on practical completion.
Clause 4.11	–	3 months relevant period.
Clause 4.10	–	Clause omitted.
Clause 5.4A	–	Insurance cover to be not less than £3,000,000.00.

1.4 Duration of Contract

The Contractor is to indicate the duration of the contract in the tender. If the works are incomplete at the end of this period and the cause of the delay is within the contractor's control, any resulting costs incurred by the client or the client's agents shall be deducted from the contract sum. **The anticipated duration of works shall be taken into consideration along with the contract prices when analysing the tenders.**

1.5 Use of Site

The Contractor shall not use the site for any purpose other than the carrying out of this Contract.

1.6 Advertising

The sole right of advertising upon the site is reserved by the Employer and the Contractor shall not, without the written consent of the Engineer, display any notice, signboard or advertisement. The Employer has the right to advertise or erect signboards upon the site should he so desire.

The Contractor shall not, without the written permission of the Engineer, make reference to the works in advertising trade literature or any other sort of publication.

1.7 Requirements under the CDM regulations

The new Construction (Design Management) Regulations 2015 (CDM Regs) come into force on 6 April 2015 and apply to all building and construction projects, regardless of the size, duration and nature of work.

The main changes, outlined in general by the Health & Safety Executive (HSE), are as follows:

- **Principal Designer:** The replacement of the CDM co-ordinator (under the current CDM 2007) by principal designer. This means that the responsibility for coordination of pre-construction phase-, which is crucial to the management of any construction project-, will rest with an existing member of the design team.
- **Client:** The new Regulations recognise the influence and importance of the client as the head of the supply chain and as the party best placed to set standards throughout the project.
- **Competence:** By splitting 'competence' into its component parts of skill, knowledge, training and experience, and – if they are an organisation – organisational capability, provides clarity for the industry to assess and demonstrate that construction project teams have the right attributes to deliver a healthy and safe project.
- **The Technical standards** set out in Part4 remain essentially unchanged from CDM 2007, the HSE's targeting, and enforcement policy, as a proportionate and modern regulator remains unchanged.

The proposed works will be carried out under the new CDM Regulations 2015 and for the first time, the new CDM Regs will apply to domestic client projects. The client duties will normally be transferred to the contractor or principal contractor or if the client wishes to make a specific appointment, the designer.

The contractor is required to comply with all conditions of the new CDM Regulations 2015 in regards Construction Health and Safety on site during the period of the work. All accidents, diseases and dangerous occurrences associated with the construction work should be reported to the appropriate authorities. Reasonable site management, co-operation and co-ordination between all the parties involved should be put in place to ensure that the work is undertaken successfully within the Health & Safety requirements.

Contractor to allow a provisional sum for carrying out the work in compliance to the new CDM regulations 2015.

2.0 PREAMBLES AND PRELIMINARIES

2.1 Design of the works

The contractor will be responsible for obtaining Building Regulations approval and satisfying any other local authority requirements, including highways if necessary. Allowance should be made to cover the costs of these arrangements.

2.2 Extent of the Works

The extent of the works is described in the following schedule and specification, and on enclosed drawings and photos. The Contractor should note that details on Ellis and Moore drawings should be taken only as indicative of the scope of the works.

2.3 Provision for the Execution of the Works

The Contractor is to provide everything necessary for the proper execution of the work whether expressly described or not. Allowance must be made for providing all plant, scaffolding, and for covering up and protecting all old and new work. The Contractor will be expected to clear away rubbish daily and at completion and to ensure that no nuisance is incurred on the occupants or neighbours.

Before starting work, carry out a survey and submit a report and method statement covering the following:

- Demolition methods of existing brickwall.
- Removal and disposal of any hazardous materials.
- Type and location of adjoining or surrounding premises that may be adversely affected by the Works.
- Identification, location, disconnection and removal of services.
- Arrangements for protection of personnel and the public.
- Arrangements for control of site transport and traffic.

2.4 The Contractor should take adequate precautions to protect site operatives and the general public from dangerous fumes and dust arising during the course of the works. Dust should be reduced by periodically spraying with water, especially during the demolition and carting away of the brickwall.

2.5 The Contractor should avoid damage to trees by erecting suitable fencing to create a tree protection zone for each remaining tree and ensuring that this zone is left undisturbed during construction work.

2.6 The Contractor should avoid damage to garden sheds by erecting suitable fencing to create protection for the sheds and ensuring that the garden areas are left undisturbed during construction work.

2.7 The Contractor should allow for measures necessary to ensure compliance with the Traffic regulations.

2.8 Workmanship and Materials

The Contractor shall note that the quality of materials and workmanship required is to be in accordance with industry accepted standards for best practice. The latest edition of the relevant British Standards and codes of practice shall apply throughout to all trades and materials.

All labour used in the Works is to be competent for the class of work on which it is employed and is to be under the direction of an experienced and competent supervisor.

2.9 Stability of the Existing Structure

The works shall be sequenced to ensure adequate support is maintained at all times to existing structures.

2.10 Protection of Structure and Finishes

Wherever necessary to prevent damage, the Contractor shall cover up and protect the existing structure and finishes. The Contractor shall be responsible for making good any damage by site operatives to the services, fixtures and fittings. An allowance should be made here for the replacement of any damaged driveway and paving slabs.

- 2.11 The Contractor should note that the adjacent properties will be occupied and the pedestrian paved way will be used throughout the duration of the works and therefore free and safe access must be maintained at all times. **Provide adequate fencing, boardings, screens, planked footways, guard rails, and the like as may be necessary for protecting the public and others, for proper execution of the works and for meeting the requirements of any Local or other Authority.**

2.12 Site Visit Prior to Tender Return

The Contractor should visit the site before tendering and must make due allowance for:

- a) Local conditions
- b) The nature and accessibility of the site
- c) The nature and extent of the operations
- d) Supply and conditions affecting labour
- e) Storage space for materials including all handling
- f) Liaising with police, local authorities, etc.
- g) Payment of any fees due to them

No claim arising from failure to do so will be considered.

2.13 Electricity Water and Facilities for Operatives

The Contractor is to provide electricity and water. Also, the Contractor is to provide toilet and mess facilities for site operatives. If domestic supplies of electricity are used by agreement with the client, the Contractor should allow for reimbursement of costs.

Allow provisional sum of £200

2.14 Working Hours

The Contractor should note that working hours are restricted to 8.30am – 5.30pm Monday to Friday, and that noisy work is restricted to after 9.00am. The Contractor should make allowance for this when tendering.

2.15 Security of Premises

Security of the premises must be maintained at all times, particularly at the end of each working day.

The property is to remain occupied during the works; access and egress to the flat communal areas will be required during the works. The contractor is required to take this into account when preparing the tender.

2.16 Drains in use

General: Protect drains and fittings still in use and keep free of debris at all times.

Damage: Make good any damage arising from demolition work. Leave clean and in working order at completion.

2.17 Bypass services

General: Provide as necessary to maintain continuity of services to occupied areas of the same and adjoining properties.

Notice: Give adequate notice to occupiers if shutdown is necessary.

2.18 Clear Away on Completion

On completion, the Contractor must remove all temporary hoardings, buildings and any other temporary works and make good all disturbed surfaces to match existing.

2.19 The contractor shall make good or carry out additional work at no additional cost to employer, and to the Contract Administrator's and Building Inspector's satisfaction, on all defective works which in the opinion of the Contract Administrator and Building Inspector is not in accordance with the specifications, whether or not such defective works is discovered before or after the Contractor's operatives and plant have been removed from site.

2.20 The Contractor is to provide, maintain and clear away on completion all necessary means of access, scaffolding, and working platforms

3.0 SCHEDULE OF WORKS

3.1 DEMOLITION AND TEMPORARY WORKS

3.1.1 Demolition Works

Demolition of existing boundary brickwall as shown on drawing 16803/01 to the bottom of the existing foundations of the walls. **Provide the necessary temporary supports to the rest of the boundary walls that are to be retained. They are to be left in stable conditions, with adequate temporary supports to prevent risk of uncontrolled collapse. Prevent access of unauthorised persons to all the partly demolished walls.**

Rates are to include for breaking up of concrete slab and paving along the boundary wall, brick walls and their foundations as specified by CA and the disposal of surplus material ensuring that the existing drainage and other services are maintained or reinstated if necessary.

Assume areas of Brickwall: (Provisional)

Right hand side Wall (looking away from the building) = $12\text{m} \times 1.5\text{m} = 18.0 \text{ m}^2$

3.1.2 Protection of existing services

Protect existing services that may be found underneath the existing footings of the boundary walls to avoid damage and ensure continuity of use during the period of the works. In case of a disconnection, a provisional sum should be allowed to maintain the continuity of services.

3.1.3 Securing of trees

Secure all trees adjacent to the boundary wall that are to remain on site and ensure that the tree roots beneath the footings are protected during the foundation works.

4.0 WALL REBUILD

4.1 Foundations

4.1.1 The foundation for the boundary wall is to be mass concrete strip foundation as shown on drawing No. 16803/01 and 16803/02. The concrete is to be FND2 subject to proving class 2 or better sulphate conditions on site.

Assume length of **12m** Strip foundation to be replaced: (Provisional)

(Rate for each additional or reduction per m length of foundation £_____)

4.1.2 The strip foundations to be stepped as detailed on drawing 16803/01 to avoid deeper foundations due to the sloping nature of the site.

Assume **4 No.** stepped strip foundation: (Provisional)

(Rate for each additional or reduction per stepping £_____)

4.1.3 The mass concrete strip foundations are to be constructed without any expansion joints.

4.1.4 Provisional

Additional rate for increasing foundation depth in intervals of 100mm from existing foundation soffit, but not exceeding 2.5m depth.

£_____

4.2 Boundary Wall

4.2.1 Rebuild boundary wall using Class B Engineering brick (below ground level) and facing brick (above ground level) to match existing using M4 /class (iii) sulphate resisting mortar resting on mass concrete strip foundations as shown on drawing 16803/02.

4.2.2 Movement joints

Construct 10mm vertical movement joints in brickwall at a maximum spacing of 6m centres as detailed in drawing No. 16803/01. Preparation and fixing to be as specified by the supplier.

Assume **1 No.** Joint in Wall: (Provisional)

(Rate for each additional or reduction per vertical joint in wall £_____)

4.2.3 Joining to existing walls

The new brick wall is to be joined to the existing walls that are to be retained as shown in drawing No. 16803/01.

Assume **2 No.** Wall Joints: (Provisional)

(Rate for each additional or reduction per vertical joint in wall £_____)

5.0 CONTINGENCY

- 5.1** A sum is to be set aside in allowance for contingencies arising on site. The contingency sum may be used at the discretion of the Contract Administrator, and may not be used without authorisation from the Contract Administrator.

Allow Contingency Sum 10% of Sub Total

6.0 PRICE SUMMARY

<u>Section No</u>	<u>Section Description</u>	<u>Price (£)</u>
1.0	General Conditions	
2.0	Preambles and Preliminaries	_____
3.0	Demolition and Temporary Works	_____
4.0	Foundations	_____
5.0	Boundary Wall	_____
	Sub Total	_____
	Contingency (10% of Sub Total)	_____
	Tender Sum	<input type="text"/>

TENDER PREPARED BY :DATE:.....

FORM OF TENDER

Tender for Demolition of existing brick boundary retaining wall to 120 Liverpool Road, London, N1 0RE and rebuilding to match existing brick wall on new trench fill foundations.

For: Rydon

I/We the undersigned
.....
.....

Having carefully examined the conditions of Contract, Specification and Drawings for the execution of the above named works, do hereby tender and undertake to execute and complete the whole of the said works in conformity with the said Conditions of Contract, Specification and Drawings for the sum of £.....
(words)
.....
or such other sum as may be ascertained in accordance with the Conditions of Contract.

I/We confirm that the above sum included all provisional sums mentioned and all contingencies and is open for acceptance for a period of 3 months from the date of tender.

Insert the percentage required to extend the acceptance period from 3 months to 6 months
.....

I/We understand that the client is not bound to accept the lowest tender received.

I/We undertake to complete and deliver the whole of the works described in the Specification within the time stated below.

Contract Period:

I/We confirm that I/We are the holders of a current Tax Exemption Certificate No issued by the inland revenue under the Finance (No 2) Act 1975 or that I/We are in receipt of a letter of intent to issue a Certificate.

Signed and delivered by the Contractor:
.....

Date:.....

This tender to be delivered in the accompanying envelope duly sealed without any mark to indicate sender by no later than 12 NOON

APPENDIX A

SPECIFICATION OF WORKMANSHIP AND MATERIALS

The sides of all excavations shall be adequately supported.

The contractor shall immediately report any obstruction in the ground to the Contract Administrator. Care must be taken not to affect adjacent property, garden sheds and the paved public footpath along the boundary wall.

The contractor shall make good or carry out additional work at no additional cost to employer, and to the Contract Administrator's and Building Inspector's satisfaction. On all defective works which in the opinion of the Contract Administrator and Building Inspector is not in accordance with the specifications, whether or not such defective works is discovered before or after the Contractor's operatives and plant have been removed from site.

The Contractor shall provide a detailed method of statement and drawings showing the intended sequence of working **at least one working week in advance of the commencement of works unless requested otherwise.**

APPENDIX B

SPECIFICATION FOR MASS CONCRETE STRIP FOUNDATION

The excavations are to be kept dry at all times and the bottom 50mm finally excavated immediately before placing concrete.

The Concrete mix shall provide Class 2 Sulphate Resistance as defined in BRE Digest No. 363. The concrete shall have a minimum 28 day compressive strength of 35N/mm².

The Contract Administrator and Building Inspector are to be notified when excavations are ready to receive concrete and their approval obtained before concrete is placed.

APPENDIX C

GENERAL SPECIFICATION FOR WALL RECONSTRUCTION

It is intended that the right hand side (facing away from the property) of the boundary wall at the property on 120 Liverpool Road is to be demolished and reconstructed to match the existing using new materials. The Contractor shall carry out the demolitions in a carefully planned operation. The Contractor shall be responsible for matching the boundary wall structure and any special features to those of the existing.

In view of the above conditions, the contractor is advised to take accurate site dimensions and ground levels of the existing boundary wall structure and features. The Contractor shall be responsible for the manufacture and construction of any new components to the boundary wall structure e.g. foundations, brickwork, and the fixings to the brickwork.

WORKMANSHIP

Generally

During the course of the work protection is to be provided to all other surfaces, particularly the doors, windows and adjacent trees, flowers and paved areas around the property. Any damage caused by the contractor, including the adverse effects of chemicals, will result in the contractor being held responsible for all the necessary repair and replacement costs.

Working areas shall be adequately protected from the adverse influence of the elements.

All materials to be stored on site in accordance with manufacturers' recommendations.

All materials to be installed in accordance with manufacturers' recommendations.

Replacement of the existing by new bricks or facing, together with colour matching of the mortar, shall be subject to the Engineer's approval.