

Demolition Specification

Demolition
OuRLeague Life,
Kirkstead Close, Manchester
077652

Proposal By
Curtins
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Written by: Chris Gowans
Checked by: Janice Smith

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1.0 General Preliminaries

1.1 Definitions

The term "Contractor" shall refer to the company/firm responsible for the demolition and site clearance of the works described on the drawings and in the letter of invitation to tender (if appropriate).

1.2 Compliance with drawings and specification

The whole of the works encompassed by the Invitation to Tender including the buildings to be demolished together with all the related site clearance, protection of adjacent buildings and services both during the works and upon completion and site fencing shall be carried out strictly in accordance with the drawings provided by the Engineer and with this Specification. All work shall be carried out in compliance with the British Standard Code of Practice BS6187 "Code of Practice for Demolition, (and where appropriate BS5609 "Safe Use of Explosives").

1.3 Form of contract and form of tender

The form of contract shall be the Standard Form of Building Contract, latest edition.

The tender shall be submitted on the Form of Tender supplied and shall be an accurate fixed price lump sum based on the drawing(s) and specification(s) supplied with the tender documents. The Contractor shall indicate in his tender the sum of money he expects to realise by the sale of materials removed from the site. This shall be indicated as a credit towards the Employer for the value of materials arising from the work exceeding the Tender for demolition work, the difference between these amounts will be required to be paid to the Employer before the commencement of the work.

1.4 Variations

The Engineer may, without invalidating the Contract, vary the works by increasing or decreasing the amount as he considers necessary for the completion of the Work. Such variations shall be measured and valued by the Engineer in accordance with the conditions laid down in the Standard Form of Building Contract.

1.5 Inspection

Before submitting his tender the Contractor shall visit the site to ascertain the nature and extent of the work involved. The tender shall include information enabling the costs incidental to the demolition of the work to be accurately assessed. Examples of such items to be included are:-

- a) Work involved in gaining access to the site e.g. widening of openings etc.
- b) Necessity for the removal of overhead wires.
- c) Details of any ramps required between changes of level.

Any points not so noted in the tender shall be deemed to be included in the Contractor's own tender figure.

1.6 Bye-laws, mud, water supply and dust

The Contractor shall comply in all respects with local bye-laws and statutory requirements.

Before leaving the site, all vehicles shall be hosed down and all mud removed from the tyres of vehicles. The Contractor will be responsible for ensuring that the surface to adjoining roads remain clean at all times during the Contract.

The Contractor is to arrange with the Local Water Authority for the provision of temporary standpipes near the areas being cleared and is to pay all charges for temporary water supplies and hoses.

Lorry loads of demolition material and rubbish are to be sprayed with water to keep down dust and each loading and pulling down operation is to be sprayed continuously.

1.7 Insurances

The Contractor shall, during the continuance of the Contract, effect and maintain in terms to be approved by the Employer (and shall cause any sub-contractor to effect and maintain) all insurances required as specified below.

- PL (Public Liability) insurance of £5M
- Employers liability
- Contractors All risk insurance
- 3rd Party Liability insurance - £5M.

1.8 Nothing in this specification should be taken as an instruction to adopt working methods which contravene the CDM Regulations, and all Contractors/Sub-contractors etc are responsible for ensuring safe procedures which comply with the Regulations.

2.1 Method of demolition

Before commencement of the work the Contractor shall submit to the Engineer his proposals for the method and sequence of demolition including details of temporary works and shoring. Demolition shall not be started on any section of the Contract until the Engineer's approval has been given to the Contractor's proposals for that section.

2.2 Site start

The Contractor shall state in his tender the period of time he requires between receipt of order and commencement of demolition works together with the length of time the Contract shall take from commencement to completion. If so required by the Engineer the Contractor shall submit for approval a detailed programme of the demolition works and date of commencement.

The Contractor shall also state the length of time his tender is valid.

2.3 Incidental shoring, scaffolding and screens

The Contractor shall be fully responsible for the cost, design and safety of all shoring and scaffolding incidental to the demolition works and for making good all work disturbed by such shoring and scaffolding which shall be deemed to be included in his tender.

The Contractor shall be fully responsible for the cost, design and safety of all protective screens that may be required to prevent damage, nuisance and disturbance to adjoining properties, public highways, persons or passing traffic.

The Contractor will be held responsible for any damage occurring thereto, however caused, and will be charged for their necessary repair.

2.4 Special shoring

All shoring other than that designed by the Engineer and shown on the drawings shall be designed by the Contractor.

The Contractor is reminded of the Health and Safety CDM Co-ordinator's duty to ensure that the temporary works designer complies with Regulations 13(a) and (b). This duty will be limited to those temporary works which are specifically designed and, in particular, impinge on the permanent structure. The information shall include an analysis of the hazards and risks associated with the design and method of construction.

2.5 Insecure work

During the demolition works, no wall or part of the structure shall be left in a dangerous or insecure condition at any time.

2.6 Public footpaths and pavement crossings

The Contractor shall keep all public footpaths adjoining the site available at all times for use by the public and the stacking of timber or other materials thereon is forbidden.

No mechanical plant or vehicles shall be permitted to cross a paved public footpath unless there is a permanent footway crossing in existence or unless a temporary footway crossing has been constructed. The footway crossing shall be the only point at which mechanical plant or vehicles shall enter the site. A joint site inspection between the Contractor and Engineer shall occur to record on photographs the condition of pavements and surrounding areas. These shall be used as a record in assessing the extent of making good by the Contractor upon completion.

2.7 Fires on site

The disposal of materials and rubbish by burning on site will not be permitted under any circumstances whatever and no fires will be permitted on site without prior permission from Local Authority.

2.8 Watching and lighting

The Contractor shall maintain at his own cost all lights, guards, fencing and watching necessitated by the works.

2.9 Avoidance of nuisance and protection of members of the public and vehicular traffic

The demolition of the property is to be carried out in such a manner as to cause as little inconvenience to adjoining property owners and/or the public as possible, and the Contractor will be held responsible for any claim which may arise in respect of nuisance, disruption or inconvenience to adjoining owners and/or the public.

A close-boarded (or similar approved) hoarding at least 2.4m high and of construction to be approved by the Engineer is to be erected along the front of the property being demolished and, if so indicated on the drawing, removed on completion. The Contractor shall include the cost of this hoarding in his tender.

Fans of adequate close-boarded construction are to be extended from the property being demolished. Notices of adequate size and construction are to be placed to warn passers-by of any danger.

2.10 Foreman

The Contractor is to allow in his tender for the cost of keeping competent foremen in charge and in attendance throughout the duration of the work.

2.11 Coins and antiquities

Any coins or antiquities found on the site are to become the property of the Employer and are to be handed over to the Engineer.

2.12 Plant

The Contractor is to provide all requisite plant, scaffolding and hoists and any cartage, labour and materials which, although not specifically mentioned, may be necessary for the proper completion of the work described herein.

2.13 Salvaged materials

Should the Engineer decide that parts of any building are of historic interest or of particular use to the Employer, these parts shall be carefully dismantled and stored on site as directed by the Engineer for retention by the Employer. If the Engineer deems it to be reasonable an allowance will be made for the value thereof.

2.14 Electricity, gas, telephone, water supplies, removal of signs

The Contractor shall carefully remove all signs attached to the works and deposit them with the appropriate authority. The Contractor shall record and convey to the Engineer the position and size of services not previously recorded on the drawings.

2.15 Temporary roads/Use of existing highways

The Contractor shall provide any necessary temporary roads and clear them away on completion of the works. When using existing highways the route should be clearly sign-posted for sub-contractor's strict adherence and made as direct as possible.

2.16 Demolition of buildings

Unless shown otherwise on the drawings the Contractor shall demolish all the building(s) described in the Invitation to Tender and shown on the drawings down to ground level. The work shall include the grubbing up and carting away of all existing footings and foundations to a depth of 1200mm (or greater if shown on the contract drawings).

Basements, cellars, inspection pits and the like are to be broken out and then back filled with clean gap graded concrete or other approved broken down demolition material. The Contractor shall record on a drawing the size, depth and location of all foundations grubbed out by him during the works, together with the depth, size and location of any foundations of adjoining property uncovered during the works. Duplicate copies of these record drawings shall be issued to the Engineer on completion of the works.

2.17 Old material

All old materials (except those described in clause 2.19 and 2.21) arising from the demolition are to become the Contractor's property and, together with all rubbish and debris, are to be removed from the site and transported to a suitable tip or infill site. All transportation and tipping charges shall be included in the Contractor's tender sum. Neither the Contractor, nor any Sub-Contractor (where sub-letting is allowed) shall resort to fly tipping for the removal of old materials and any costs arising out of illicit fly tipping shall be borne solely by the Contractor.

2.18 Contaminated material

The Contractor is to allow for all necessary sampling and testing of demolition and other old material to identify any harmful, hazardous or contaminated material. The presence of any such material shall be notified to the Engineer, in addition to material noted in the Health and Safety Pack.

2.19 Disposal of contaminated material

The Contractor is to allow for the same disposal of any contaminated material including, where necessary, carting to appropriate licenced tips and including all licence and tipping charges of a quantity identified in the Bill of Quantities.

2.20 Old fences and hedges

The Contractor is to pull down all old fences, hedges and garden walls on the demolition site which are specified by the Engineer.

Care will be taken to avoid causing damage to the fences and hedges of the adjoining properties and the Contractor will be held responsible for any damage, which shall be made good at his own expense.

2.21 Timber affected by dry rot

The Contractor shall take all timber out of the works affected by dry rot, cart it away in covered wagons to a suitable site and burn it.

3.0 Statutory Requirements

3.1 Noise control

The Contractor shall ensure that in addition to any statutory requirements noise from the work is kept to the lowest level practicable and without prejudice to the generality of this requirement he shall:

- a) Site noisy tools, plant, engines and equipment as far as possible from the adjoining roads and buildings.
- b) Fit and use efficient silencing devices on all tools, plant, engines and equipment in accordance with BS5228 Parts 1 and 2.
- c) Ensure that no engines or items of machinery are left running for long periods when not required to be used.
- d) Ensure that all entrances to the site are at points where the noise from vehicles entering or leaving the site will cause the least nuisance or disturbance.

3.2 Trees

No damage is to be caused to any tree or its root system on the site not scheduled for felling. The Contractor shall provide adequate protection to such trees.

3.3 Welfare and safety measures

The Contractor is to provide and maintain welfare and safety measures and amenities up to a suitable standard in accordance with current legislation. The Contractor is also to ensure site operatives are issued with and use full personal protective equipment.

3.4 Asbestos

The Engineer must be informed immediately if any asbestos or asbestos containing materials are discovered during the course of the work. These should be left undisturbed, covered up and should not be worked on until a full survey and report is prepared only by an approved Asbestos Specialist.

3.5 Completion

On completion of demolition the whole of the site as indicated on the contract drawings is to be back-bladed, cleared of all timber, reinforcement, rubbish and similar materials and left clean and tidy to the satisfaction of the Engineer.