

London Road Fire Station

Proposed Scope of Trial Pit Investigations

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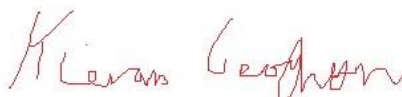
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Contents

1.0 Introduction 1

2.0 The Works 2

 2.1 Overview of Required Investigations..... 2

 2.2 Trial Pits 2

3.0 Additional Information..... 3

 3.1 Program..... 3

 3.2 Access and Equipment 3

 3.3 CDM 3

 3.4 Pre-Construction Information 3

 3.5 Insurances 4

 3.6 Reporting..... 4

 3.7 Tender Returns 4

4.0 Appendices 5

1.0 Introduction

This document has been prepared for Allied London in connection with the former fire station at London Road, Manchester. The fire station is a Grade II* listed structure located in central Manchester, bounded by London Road, Fairfield Street, Whitworth Street and Minshull Street South.

This report specifies a number of investigations to be undertaken to facilitate the proposed change of use. Listed Building Consent will be required in order for any of the proposed investigations to be undertaken.

Prior to works commencing, the required survey locations should be checked to ensure they are accessible and that no services are present, or that the area is inaccessible for any reason. If access is not available the contractor is to agree another location with the engineer. This checking exercise is to be done prior the start of the investigation site period to prevent delay and any moving of investigations will not be a valid reason for extension to the site program.

Please refer to Appendix A for plans indicating the proposed locations of the works. Reporting of findings should be presented as written reports incorporating dimensioned sketches, drawings and photographs as necessary.

Tenderers should allow within their tender for any temporary excavation supports which may be required and also for making good all trial pits by back-filling and reinstatement of any finishes present. Tenderers should also allow within their tender for attendance of three meetings with the Client to discuss the methodology of the proposed works and any related issues.

2.0 The Works

2.1 Overview of Required Investigations

To supplement the findings of ground investigations carried out previously, a number of trial pits are required in order to determine the form, size and depth of existing footings.

2.2 Trial Pits

Trial pits are proposed in those locations where new elements of structure will need to be coordinated with existing footings. The proposed trial pit locations are shown in Appendix A.

The size, position, depth and arrangement of all structural elements uncovered by the trial pit should be recorded, accompanied by sufficient dimensioned sketches and photographs.

2.2.1 Indicative Method Statement

Once the trial pit location has been agreed, it should be checked for the presence of services by a non-intrusive method. Surface finishes (if present) should be removed carefully using hand tools and set aside for reinstatement where required. The trial pit should be dug by hand wherever possible until the bottom of the footing has been determined. Excavation supports should be installed as necessary (to be determined by the contractor). Following recording of the structural arrangement, the pit should be left open to allow inspection by Curtins where required. Following this inspection (if required) the pit should be back-filled with the excavated material, placed in layers no more than 250mm thick and suitable compacted. The previously-removed surface finishes should be reinstated unless noted otherwise.

3.0 Additional Information

3.1 Program

The tendering contractor should verify their anticipated lead in period following an instruction as well as the anticipated survey period. They should also qualify any Tender with the assumptions made to facilitate completion of the survey and delivery information.

Prior to commencement the tender contractor should provide a programme breakdown defining survey activities, locations and timings where the activities are to take place.

3.2 Access and Equipment

The surveyors should establish, define and include for the necessary access equipment to complete the survey works. Allowances should be considered in Tender submission for any specialist equipment required to complete the surveys.

In addition, the Tender Contractor should identify any potential access restrictions that may affect construction operations within the building or in the surrounding environment.

3.3 CDM

For the purposes of the works, it is assumed, in accordance with the CDM regulations 2015 that the survey Contractor will be the Principal Contractor. As Principal Contractor the Tenderer shall submit supporting information to show that they have demonstrable skills, knowledge and experience within their organisation to fulfil the role in a manner to manage and secure the health and safety of any person affected by the project.

If during the works the Contractor uncovers asbestos based materials, he should prevent any further access to the affected area or allow disturbance or removal of suspect materials. The Contractor shall give notice to the Site Manager so that the appropriate notifications and processes can be put in place.

3.4 Pre-Construction Information

The principal work package of information is included within Appendix A of this document, comprising relevant information pertinent to the site. An asbestos survey for the building is available and the Contractor should be aware of the contents prior to the Tender submission and verify that the level of information provided is satisfactory.

3.5 Insurances

The Contractor's insurance policies should be submitted prior to Tender, for review. These should define the extent of the Public Liability cover and Professional Indemnity Insurance.

If any event occurs which may give rise to any claim or proceeding in respect of loss or damage or to persons or property arising out of the works, the Contractor shall immediately give notice to the Client and insurers. The Contractor shall indemnify the Client against any loss which may be caused by failure to give such notice.

3.6 Reporting

All reports and documents should be made available to the Client for their sole use.

The results of the surveys and testing is to be summarised in an A4 colour interpretive report. A total of 2 hard copies of the report shall be provided along with a CD containing all of the information both in PDF and the native file formats.

Any intrusive works that expose structural element that exhibit signs of significant degradation should be brought to the attention of the Engineer immediately for further assessment.

The report shall be made available no later than 2 weeks from completion of the survey.

3.7 Tender Returns

The Tender return should be based upon a lump sum of the defined Works with a breakdown of costs for the key elements of the Works:-

The Tenderer should provide a breakdown of costs defining rates for each trial pit. In addition to this a schedule of day rate allowances for out of hours working should be included, with a breakdown of costs identifying attendances to complete each activity.

Any restrictions, assumptions that are perceived that may affect Tender price or Works should be qualified in the Tender.

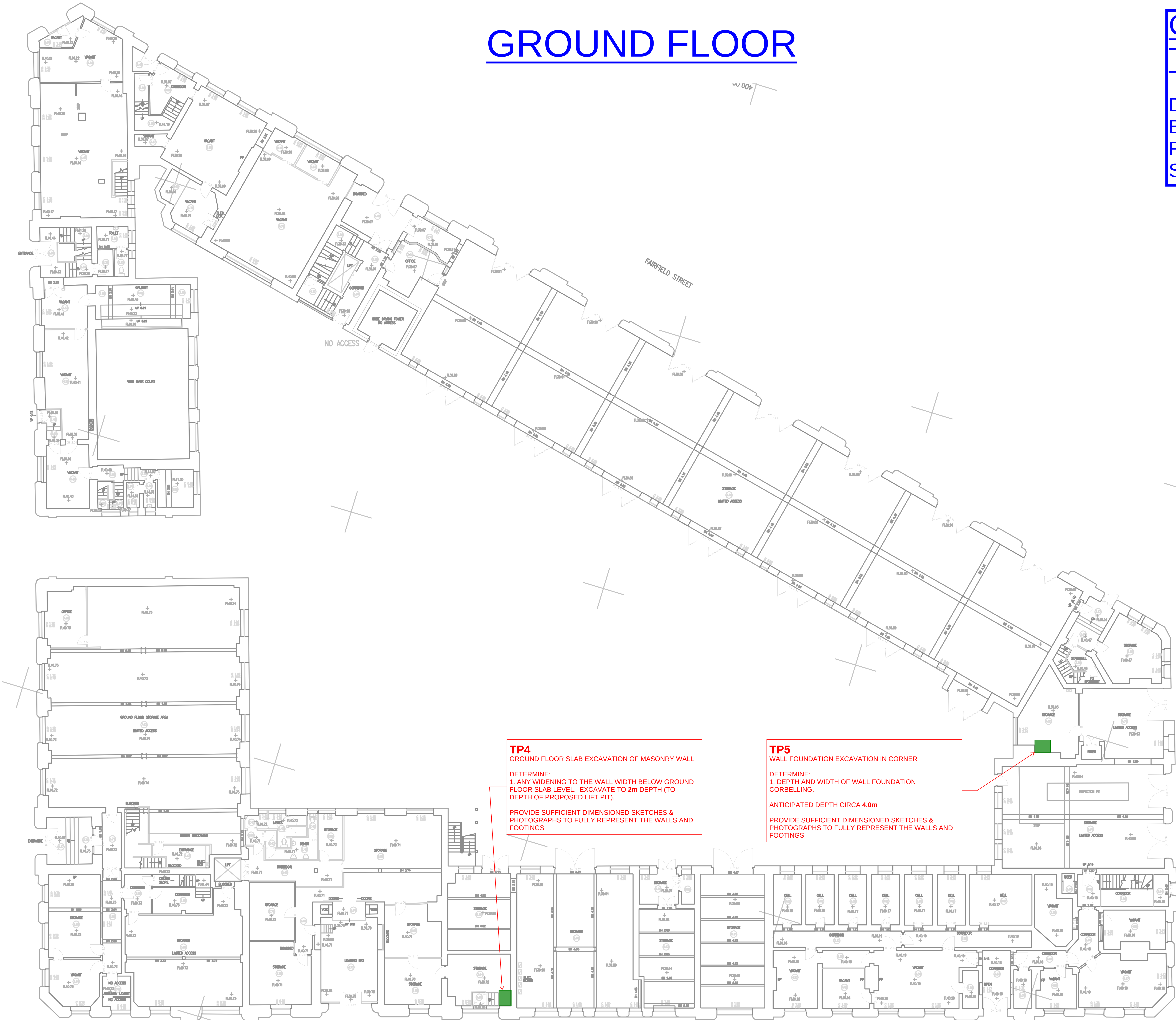
4.0 Appendices

Appendix A Proposed Trail Pit Location Plans

GROUND FLOOR

CURTINS STAGE 4 TRIAL PIT SCOPE

DATE: 01.06.2020
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