city south manchester

SPECIFICATION FOR COMPOUND AREAS

COMPOUND AREAS: City South is aware that compound sites are unpopular with nearby residents and also wishes to limit resources allocated to these temporary facilities. City South wishes to ensure that the compounds are set up and maintained to the highest quality. Each compound therefore must be welcoming and accessible to all tenants visiting the Resident Liaison Officer (RLO) in addition to providing the contractor's storage, office and welfare facilities.

In addition to contractor facilities necessary for delivery of the building works, the contractor shall provide the following:

- Good quality signage (to be agreed with the client) clearly identifying publicly accessible entrances and the location of the RLO cabin.
- A tarmac pedestrian only entrance with disabled access direct to RLO cabin in accordance with the Manchester City Council recommendations contained in Design for Access 2.
- A project signboard as in Part 2 of the General Works Information Pack (2.6 Supplementary Information).
- An RLO cabin suitable for meetings with residents, including a desk and four chairs, facility to prepare beverages for visitors and signboards providing information on the project programme, local community benefit initiatives, training and employment opportunities.
- Heating and ventilation in the RLO cabin suitable for maintaining the comfort of visitors during discussion and interview.
- 2.4m high galvanized square mesh (50mm x 50mm) fencing enclosing the site. Fence posts to be 50 x 50 steel angle sections @ 2.4m centres, set in concrete bases. To this fencing shall be fixed 1.2m x 1.2m exterior ply panels, at 4.8m intervals, painted white, suitable for decoration or the display of notices. The panels to be fixed in manner that will prevent unauthorised removal and not obstruct lines of sight into the compound, for security purposes.
- Good lighting to all public areas.
- Access to photocopying, fax and printing facilities for duplication and distribution of resident information material.
- Regular cleaning and tidying.
- Room for site meetings with table and chairs for 10 people. (This may be part of the contractors own site offices).
- Telephone facilities to allow for communications between the RLO and residents and some modest use by the representatives of City South.
- Location and set up of the compound to be in accordance with the contract drawings and planning consent conditions. Any variation to the drawings is to be requested in writing from the Contract Administrator.
- All existing surfaces to be reinstated on completion of the project.