

Rylands Building  
109 – 127 Market Street  
Manchester.  
M60 1TA



## Contractors Task Method Statement.

For Site Investigations

By: Peter Cresswell  
Date: 22/02/2023  
Rev: A

## **i) Rational behind the works proposed.**

### **a. Contractors Statement**

- It is proposed that the following site Investigations are required in order to provide accurate as-built information and information relating to the ground beneath the building in order to produce the required design drawings for the main works.

## i) Introduction / Context

a.

Russells WBHO Ltd has been commissioned by AM Alpha Ltd to undertake works to refurbish and extend the Rylands Building located on Market street in Manchester. Which may be informed by intrusive investigations / survey works, within the building and to the façade and roof areas. The extant building group includes a grade-II listed structure, which is built of a reinforced concrete & steel frame covered with a masonry & stone façade envelope with concrete floor construction.

b.

The investigations and subsequent conservation-led repairs will enable the future use of the building group in accord with the approved Planning Permission and listed building consent. The detailed specifications and implemented works will secure the future performance and lasting repair of the structural components of the building to facilitate its sustainable use.

c.

The works may require some intrusive investigations to better understand the condition and the physical dimensions of some of the building components which are to be repaired. Where possible non-destructive means will be used to gain a full understanding of the building's structure, to confirm the proposed conservation repairs.

d.

Prior to works being carried out on site, Methodologies will be prepared in consultation with the appointed specialists to provide full details of the extent of works and the working methods to be utilised.

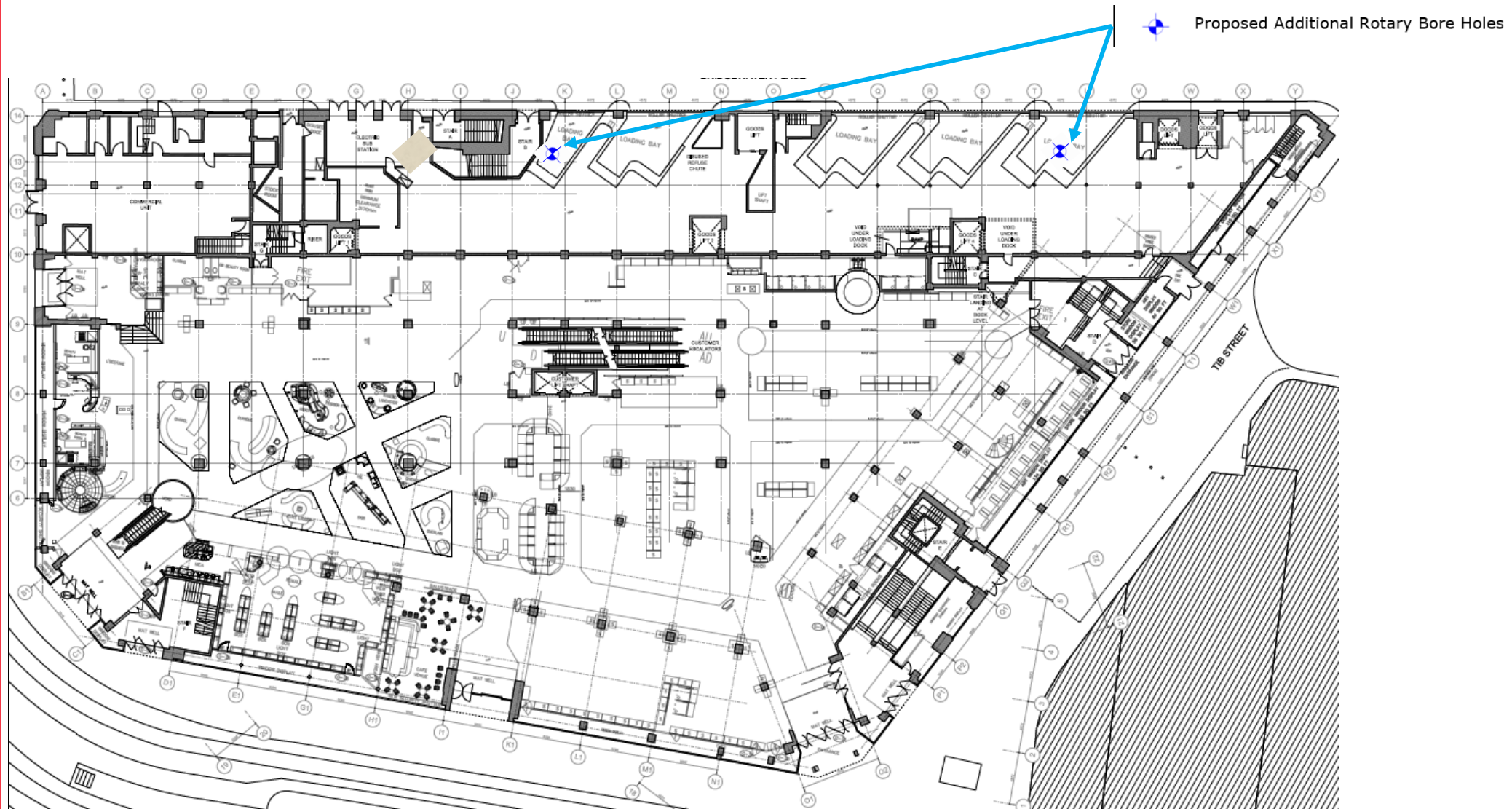
## ii) Overview

a.

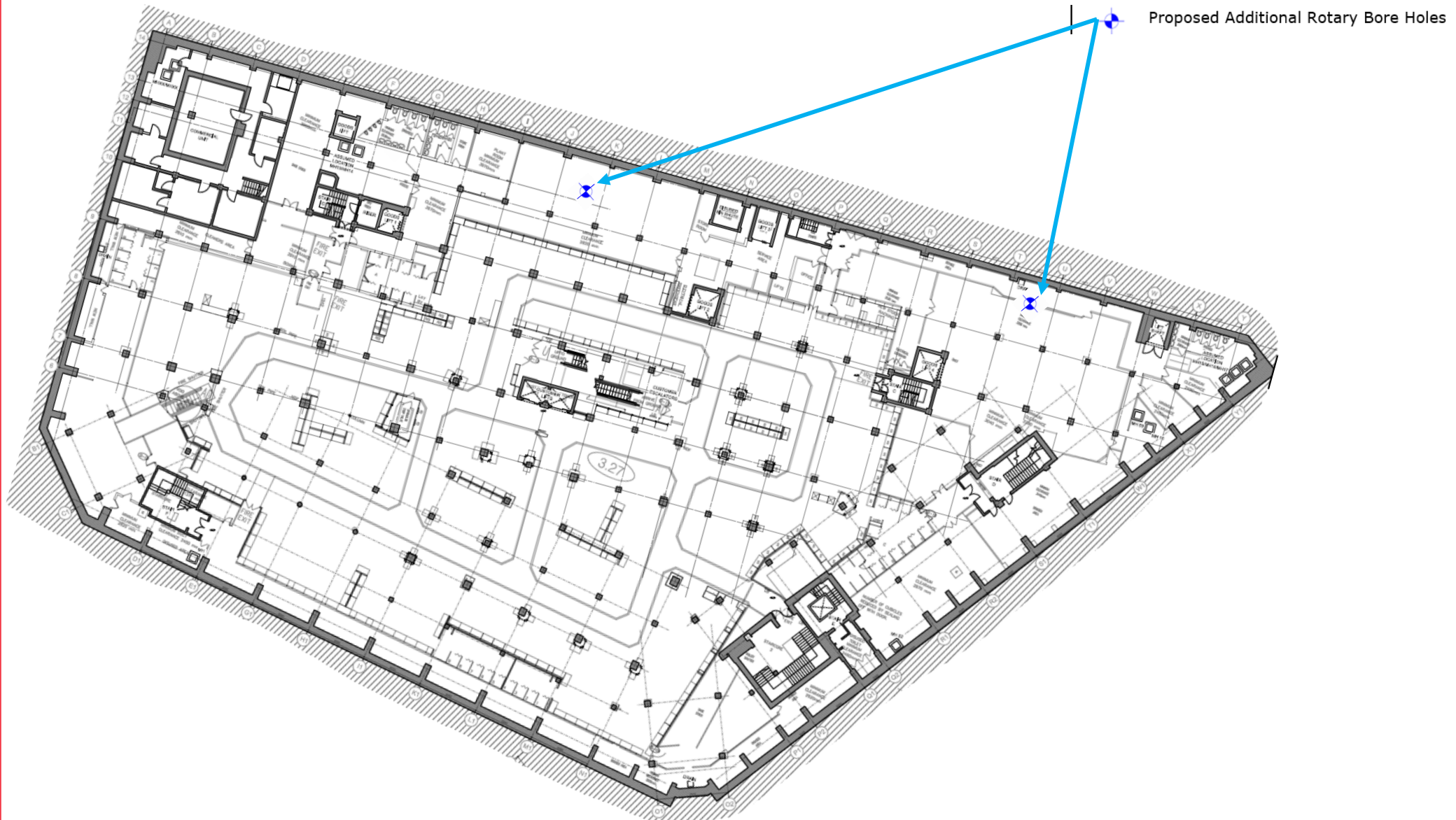
Additional boreholes, ground-bearing slab removal and trial pit excavations are required in order to fully understand the existing structural foundations and ground make up below the current structure and to provide full knowledge of the existing building fabric, foundations and ground below through to and including bedrock. The drawings below (Figures 1, 2, 3 – Floor Plans) show the locations of the proposed boreholes and investigation work from the ground floor through to sub-basement.

The contractor will carefully remove slabs and drop boreholes in the locations shown. The repair strategy is detailed below.

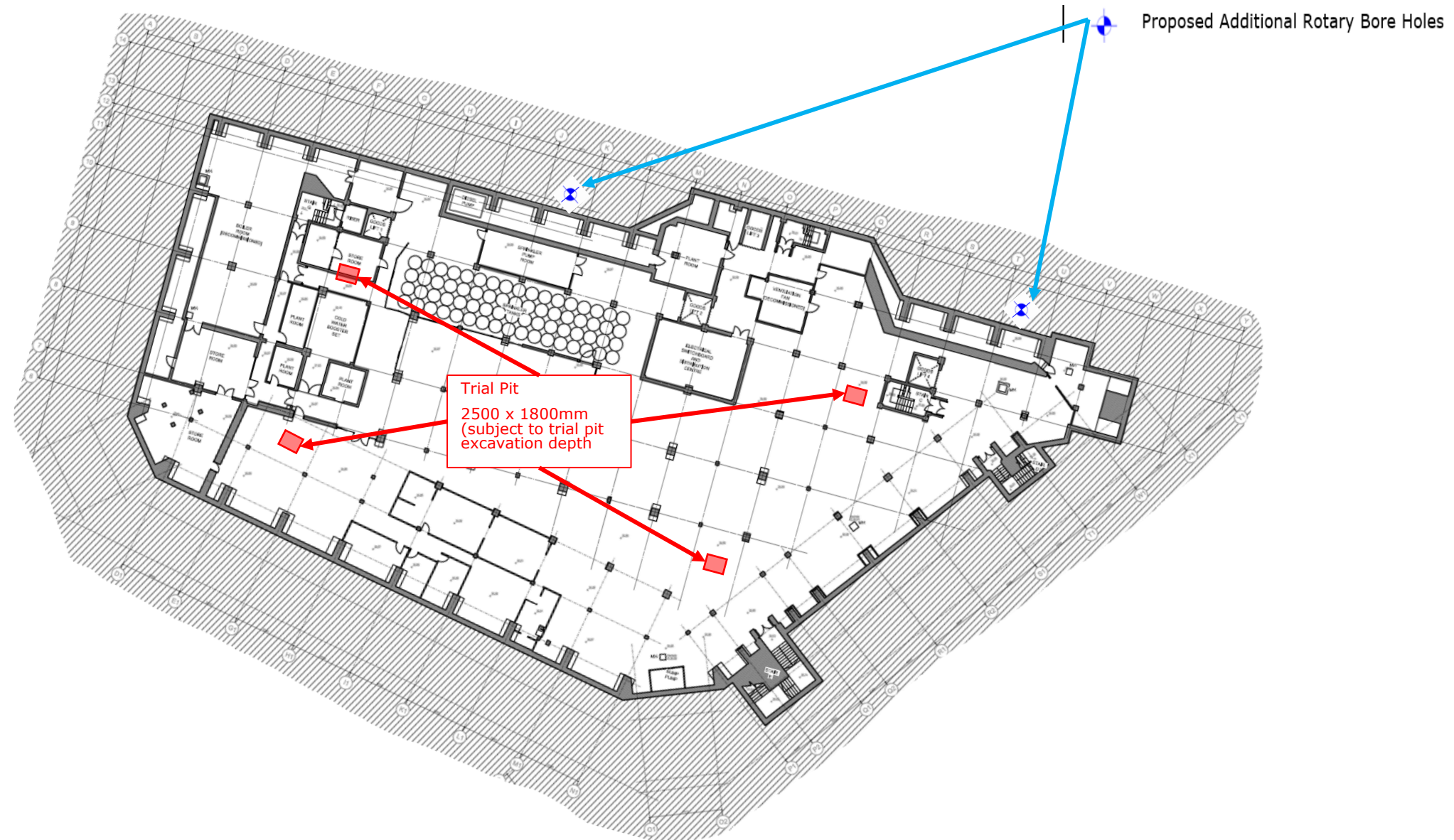
**Figure 1 – Ground floor plan.**  
Showing the location of proposed Boreholes & Trial Pits.



**Figure 2 – First Basement floor plan.**  
Showing the location of proposed Boreholes & Trial Pits.



**Figure 3** – Sub Basement floor plan.  
Showing the location of proposed Boreholes & Trial Pits.



## ii) Drawings of the proposed Ground investigations.

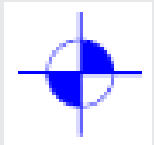
d.

Boreholes & Trial Pits as shown in the pages above.

e.



- Denotes 2.5m x 1.8m trial pit. Pit depths will vary depending on the depth of existing foundations.



- 450mm max diameter core holes within floor slabs at ground and basement level to facilitate the rotary boreholes as detailed later in the document.
- Holes have been positioned to avoid the existing steel frame

### iii) Design Team Information

- a) The site investigation works shall be undertaken in line with the structural engineers Proposed Site Investigation Scope Document (Appendix 1)
- b) Design team documents are to be appended to this document:
  - Woolgar Hunter – Proposed Site Investigation Scope Document
- b) The additional investigation works are required in order to facilitate the approved designs as noted in the Architects and Structural Engineers drawings and reports.

### iii) Design Team Information – Structural

#### Woolgar Hunter - Structural engineer Drawings (Appendix A)

| Organisation   | Drawing No                 | Rev | Title     | Date | Purpose  |
|----------------|----------------------------|-----|-----------|------|----------|
| Woolgar Hunter | 196002-WHL-XX-XX-SP-S-0014 | P02 | SI Tender |      | Proposed |
|                |                            |     |           |      |          |

## iv) Implementation Methodology

a)

Prior to any works commencing the client team will brief all operatives on the approved Task Method Statements. All site operatives will be made aware of the Heritage significance of the building group and specifically those elements affected by their planned works. This aspect will also be covered in the pre-start induction and relevant activity briefings.

Tool Box Talks will be undertaken and a record kept of such briefings as they take place.

b)

Individual Task Method Statements should include a detailed description (if necessary, including sample photographs of typical / similar works) to enable the client team to fully understand the extent of works to be undertaken. This should include:

1. **Location of the works** – marked up drawings to be provided of the work locations. Where possible photos of the actual work area suitably marked up should be provided as part of the Contractor's Methodology.
2. **Description of the works to be undertaken**, including whether material is to be removed as part of the investigations and how this will be recorded and transported from the work area.
3. **The materials and specification of the repair/reinstatement works.**
4. **Equipment** – Details of the equipment required to undertake the works included where necessary proof of calibration of testing equipment.
5. **Attendances required** – to include lighting power, ventilation, communications and access.

## iv) Implementation Methodology – b) Individual task method statement

b)

Individual Task Method Statements should include a detailed description (if necessary, including sample photographs of typical / similar works) to enable the client team to fully understand the extent of works to be undertaken.

1. Location of the works – marked up drawings to be provided of the work locations.

**See Figure 1 – 3 above.**

2. Description of the works to be undertaken. As per Woolgar Hunter Proposed Site Investigations Scope Document and as detailed in the pages below. See figures 4 & 5 below.

3. The materials and specification of the repair/reinstatement works.

- It is not envisaged that any repair works will be required. However, if repairs are required they will be as detailed below.

4. Equipment – details of the equipment required.

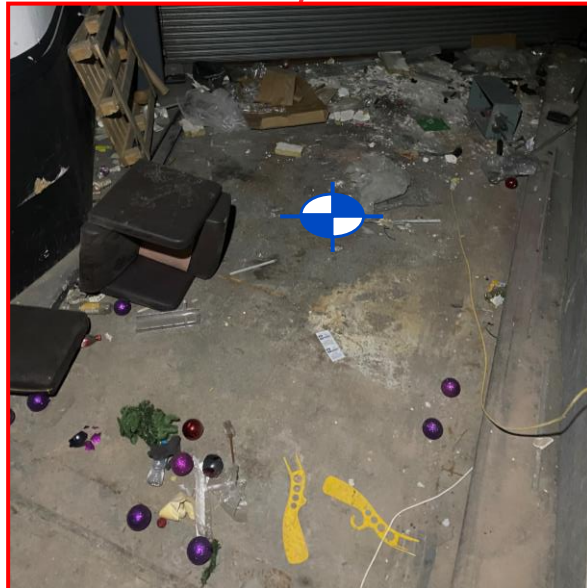
- A detailed risk assessment and method statement will be produced in advance of works being undertaken and will specify all specialist tools and equipment necessary to carry out the works.
- Specialist RAMS will be available following appointment of the specialist Sub-contractor.

5. Attendances required –

- Russells WBHO will provide supervision & site infrastructure to allow the tasks to be carried out safely and in accordance with the Employers Requirements and in line with the architects and engineers drawings and specifications.

## Figure 4a – Bore Holes

Location of works: core holes to be formed at **Ground floor level**.



### Bore Hole locations.

- 450mm Diameter Core holes will be cut into the slabs in the locations shown in the plan and pictures. And directly below within B1 (as shown on the next page)
- The borehole rig will be positioned within the loading bay directly above the core hole.
- The bore will be sunk to a depth of 5m in to the rock head.

### NOTE:

- Previous attempts to undertake bore holes from Sub basement level were unsuccessful in 4/5 locations as the lightweight rig used was not able to penetrate some of the heavy ground layers.
- Boreing from GF level is the only way of determining the ground make-up and enabling the piling design to be finalised and warranted.

## **Figure 4b** – Bore Holes

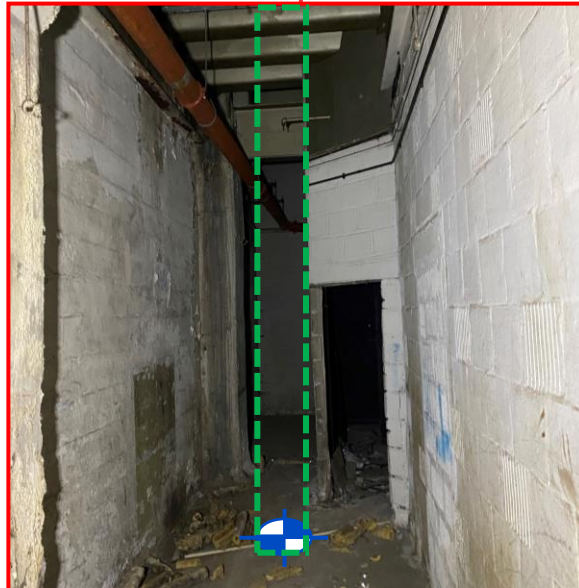
Location of works: core holes to be formed at **Basement 1 level**.



Picture of the location at B1



Picture of the location at B1



### **Bore Hole locations.**

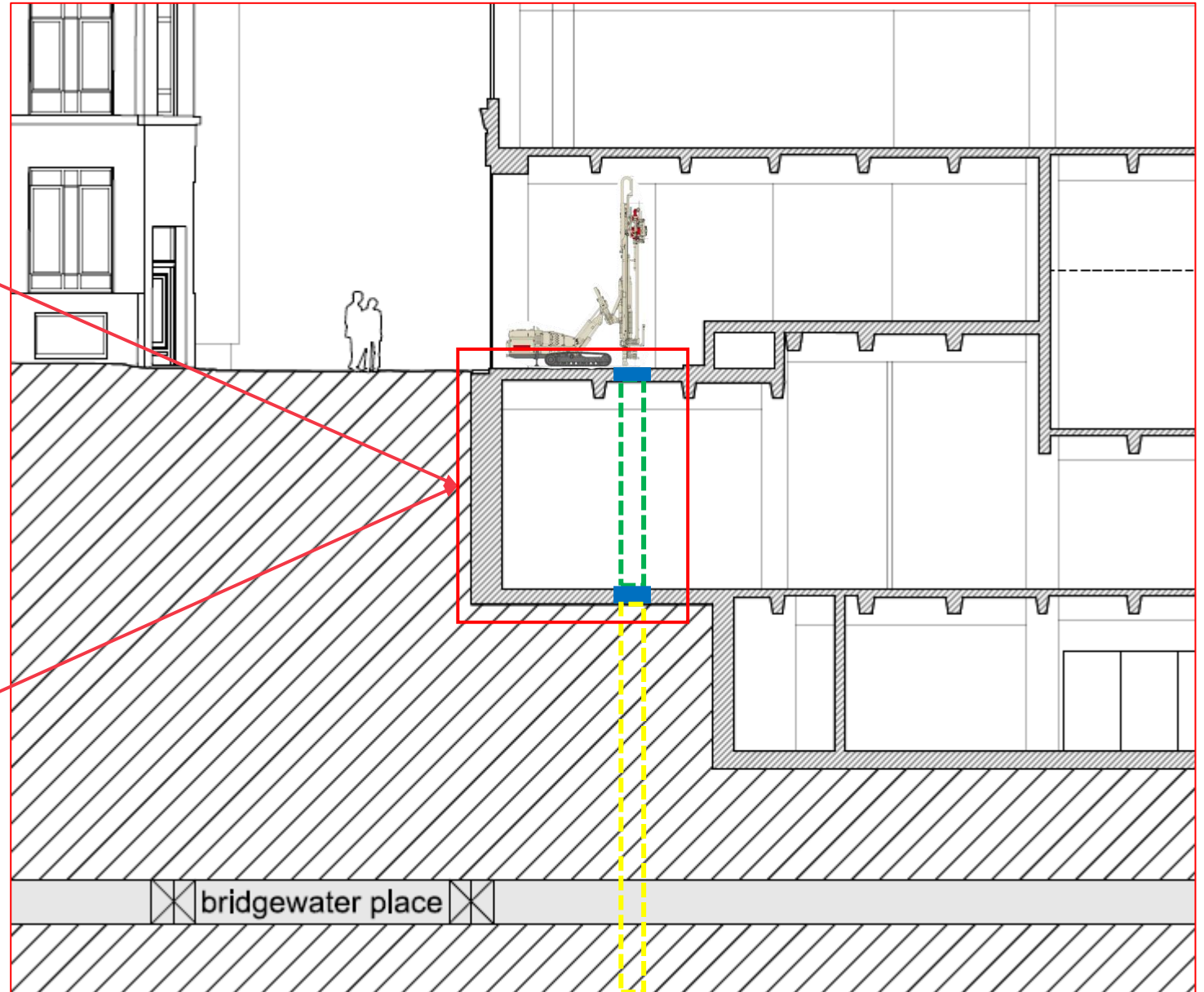
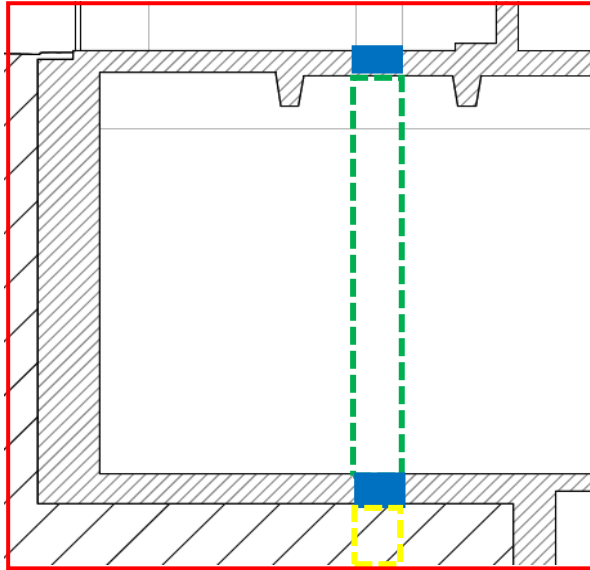
- 350mm Diameter Core holes will be cut in to the slabs in the locations shown in the plan and pictures. And directly at ground floor above (as shown on the previous page)
- The bore hole rig will be positioned within the loading bay at ground floor
- The bore will be sunk to a depth of 35m below GF Structural Slab level.
- Steel encasement (as shown by the green dotted line) will be fitted between the B1 slab and the soffit of the ground floor in order to provide a guide to the bore equipment.

### **Protection measures.**

- The surrounding building fabric will be protected by the use of the steel encasement to ensure that the bore equipment does not deviate from the required route.
- There are no items of heritage significance within the area of the works.
- The existing steel frame will be outside of the drilling location and protected by the steel encasement.

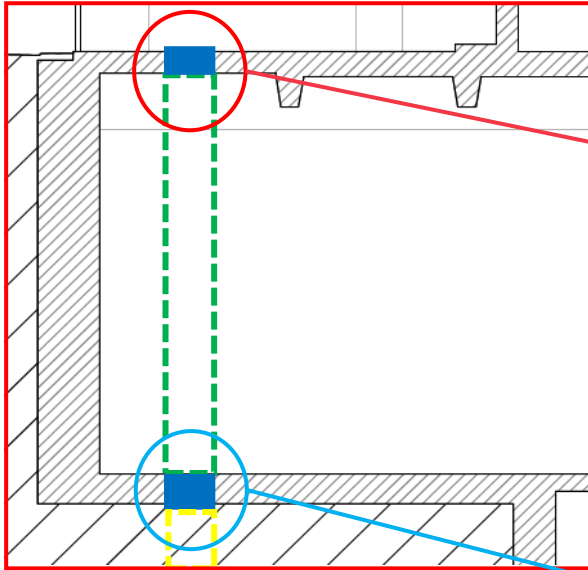
## **Figure 4c** – Bore Holes

Location of works: core holes to be formed at Basement 1 level.



## **Figure 4d** – Bore Holes

Reinstatement of slabs following the works.

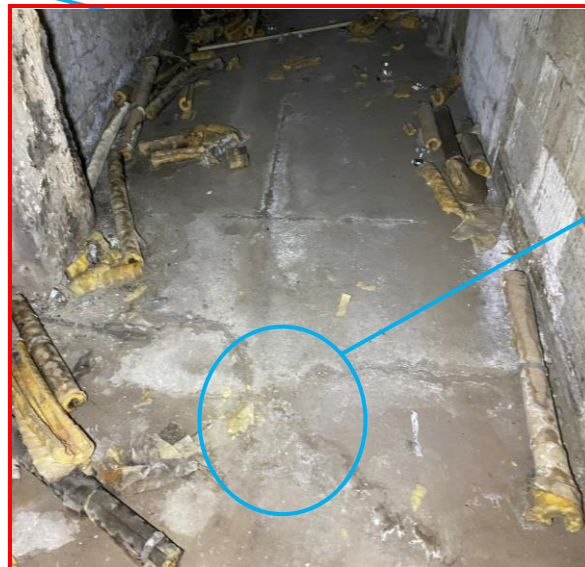


### **Repair to the Ground floor concrete cores**

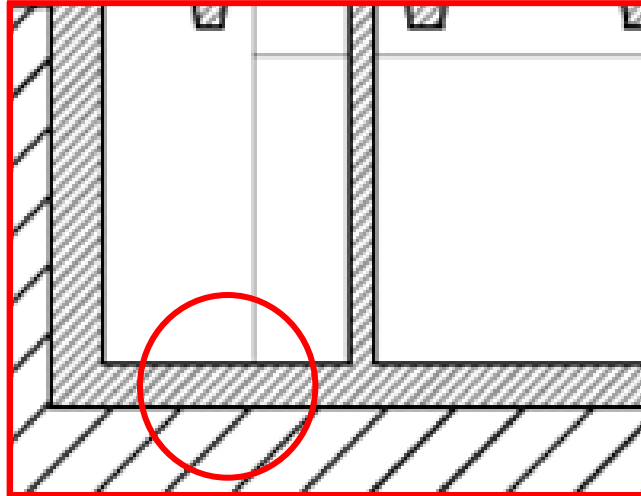
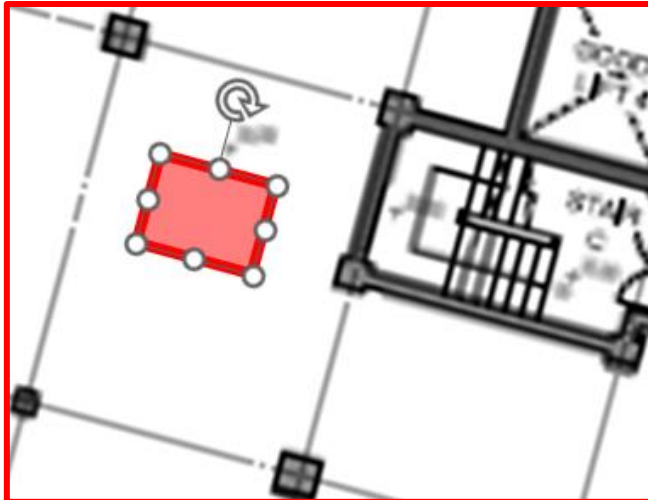
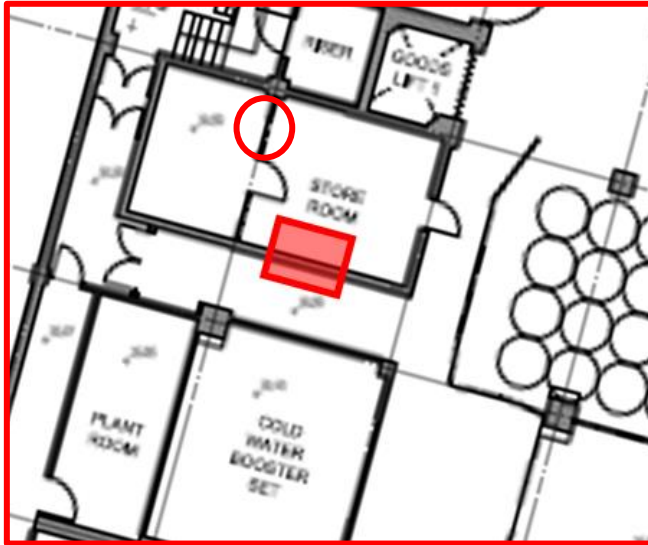
- The ground floor core will penetrate the profiled metal deck as shown in the picture.
- The section of steel deck that is cut out will be saved and retained.
- Upon completion of the works and if the reinstatement is required the profiled deck will be welded back in to place and concrete replaced above to repair the section.
- This is to be in accordance with the structural engineers detail. (available upon request)

### **Repair to the Basement floor concrete cores**

- The basement slab is ground bearing in the location of the core hole.
- The penetration will be repaired to the structural engineers detail.
- In brief the shaft formed by the bore hole equipment will be back filled to the satisfaction of the Structural engineer.
- A layer of water proofing membrane will be placed below the existing slab along with a small steel plate.
- Concrete will be filled in to the hole to repair the slab to the Structural engineers detail.
- QA records will be taken throughout the process to ensure& evidence that works are carried out to the required standards.



**Figure 5a** – Basement slab investigations  
(Extract from Figure 2 above)



### **Sub Basement floor slab investigations.**

- In order to ascertain the exact extent of the foundations, columns, slabs, and walls in the locations shown. Penetrative investigations are required to ascertain the current condition.
- The investigations are in line with the Structural Engineers requirements.

### **Methodology:**

- Sections of floor slab will be carefully removed using diamond drilling techniques.
- The cut slabs will be broken up using percussive breakers and the rubble taken to skips located within the loading bay at Ground floor level.
- Investigation pits will be dug to ascertain the exact dimensions of column foundations and their condition.
- The investigation works will also provide information relating to the tanking membranes within the area and the reason for the water ingress seen in the adjacent image.

**Figure 5b** – Opening Up Works – Reinstatement

**Reinstatement Methodology for the following conditions.**

- **Typical basement ground bearing concrete slabs**

Following the survey and inspection, the following procedure will be undertaken to repair any penetrations that have been formed.

1. The area will be cleaned of any loose material and dust.
2. The exposed steel reinforcement and concrete edges will be primed with a bonding agent (such as SIKA MonoTop 610)
3. A suitable weatherproofing compound will be fitted beneath the penetration to the Structural Engineers detail (such as Bentonite)
4. A high-build repair mortar applied and finished to match the existing (such as SIKA MonoTop 615)
5. In the event of more extensive opening up works, the reinstatement should be completed using traditional concrete with reinforcement fitted to match existing to SE details.
6. Documentation to demonstrate the original finish materials and specification will be maintained and kept as a record should reinstatement be required at a later date.



Picture of  
existing  
basement slab  
penetration.

**Figure 5c** – Opening Up Works – Reinstatement materials

**Table of reinstatement materials.**

| Element                      | Reinstatement material                                                  |
|------------------------------|-------------------------------------------------------------------------|
| Concrete Repair Primer       | Sika MonoTop-610                                                        |
| Local Concrete Repair Mortar | Sika MonoTop-615                                                        |
| Large Scale Concrete Repair  | C32/40 concrete                                                         |
| Reinforcement                | Equivalent to existing reinforcement, dowelled in to existing structure |
| Mesh                         | Equivalent to existing                                                  |
| Waterproofing                | Equivalent to existing waterproofing                                    |
|                              |                                                                         |
|                              |                                                                         |

## v) Recording

a.

A full condition survey of each level of the building has been undertaken and is available upon request.

b.

Whilst works are ongoing progress reports and photographs will be taken and recorded for Quality Assurance purposes in line with the Russell WBHO procedures. These are available upon request.

## vi) Protection

a.

Surrounding heritage protected finishes will be kept safe and free from damage. Specific information relating to protection of the specific items is covered under separate methodology. However, we do not expect that any existing elements of heritage importance are going to be affected by our works.

b.

The only element of existing heritage importance that need to be protected are:

- The heritage stair on level 5, including column surrounds and lift doors and architraves
- Heritage Stair core 3
- Level 7 heritage area
- Additional items as noted in the SLHA heritage report.

NOTE: none of the items listed above will be directly affected by the investigation works.

## vii) Re-instatement Proposals

- a.
  - All areas being investigated will eventually be reinstated if the main works do not proceed upon instruction from the client.
  - If the contract works do not proceed, all areas of opening up will be repaired in line with the structural engineers and architects details to its original standard.
  - Pre commencement pictures will be taken of each location as a record of condition for later reinstatement.

## viii) Construction Programme

a.

The programme of work is as follows: (This may be subject to change to suit project constraints)

1. MCC & LBC approval of this document
2. Appoint specialist sub-contractor
3. Mobilise Sub-contractor
4. Undertake works
5. Test of samples & prepare report
6. Interpret & update design drawings
7. Russell WBHO enter in to main contract
8. Undertake main works (or reinstate if required)

## ix) Competency of those involved

- a.
- All operatives working on the project will be required to attend a site induction led by Russell WBHO before starting work.
  - All operatives will be required to hold a valid current CSCS card and competence cards suitable to their trade and the equipment they are using.
  - All operatives will be required to sign up to the approved Risk Assessment and Method Statement prior to starting work.
  - All work operations will be overseen by a supervisor working directly for the sub-contractor and by Russell WBHO Site / Project management
  - All work activities will be reviewed at regular intervals by Russell WBHO safety team to ensure safe working practices in accordance with the approved RAMS.

b.

Where additional competence is required this will be noted accordingly.

## x) Technical compliance

- a.  
The Task Method Statement should refer to the relevant technical compliance required by, for example, the following.
- b.  
The sub-contractor's RAMS & Health and Safety information will be made available upon request.
- c.  
Preparation and re-instatement of material to be undertaken to comply with Manufacturers Specifications.
- d.  
Plant & Equipment, for example:
- Access scaffold, mobile tower – to comply with Russell WBHO works procedures.
  - Power tools – to Russell WBHO works procedures.
  - Rotary Borehole rig

## **xi) Management of Heritage Risks**

a.

The task method statement should note identified heritage risks associated with the specific task and how they shall be managed throughout the duration of the works.

- There are no other elements of risk to heritage items that have not already been discussed within this document.

## **xii) Supervision & monitoring of work.**

a.

Russell WBHO will provide supervision as required to undertake the works in a safe manner. In brief this will comprise of but not be limited to the following:

- 1 No. Contracts manager – Occasional site visits and high-level review of works and safety procedures.
- 1 No. Project manager – Regular site visits and in-depth review of works and safety procedures.
- 1 No. Site manager – Multiple Daily site visits and intimate knowledge of works and safety procedures.
- 1 No. Assistant site manager – Multiple Daily site visits and knowledge of works and safety procedures.
- 1 No. Site Operative – Based on site and responsibility for implementing cleanliness requirements and general tasks.

b.

All specialist Sub-contractors will also provide supervisors for each of their teams.

This will be in the form of either working or non working foreman. They will be responsible for implementing the works safely and in accordance with the drawings and approved Risk Assessment and Method Statement.

c.

Each specialist sub-contractor associated with the works will be required to undertake Quality Assurance to ensure that the works have been undertaken in accordance with the drawings and specification and to prove (if required) that suitable working standards have been met without the need for possible destructive investigations.

### xiii) Environmental

- a.  
The environmental protection for all operatives:  
Russell WBHO require all operatives to have a minimum 4-point Personal Protective Equipment (PPE): Hard Hat, Hi-Viz, Gloves, Safety boots.
- b.
  - Additional PPE specific to the specific tasks (e.g. harnesses) should be also highlighted in the Task Method Statements and worn to suit.

#### **xiv) Dust**

a.

It is likely that works to remove concrete in the various locations will generate a significant level of airborne dust.

- Sub-Contract RAMS will detail the control and mitigation measures necessary to ensure dust and in particular silicates are suitably managed to ensure the safety of operatives and building users.
- Russell WBHO will ensure strict adherence to the approved RAMS.

b.

Any requirements for extract ventilation will be noted within the specific Sub-Contract RAMS and implemented if required.

#### **xiv) Temperature & Humidity**

a.

The environmental conditions within the building will be monitored. If conditions of temperature, humidity, cleanliness etc become an issue they will be addressed as and when required.

- It is not anticipated that there will be any issues with temperature or humidity during the works.
- Cleanliness of the work zones will be continuously monitored and a standard maintained.
- If work areas become untidy, Russell WBHO management will issue a 'Stop & Tidy up' notice.

## **xvi) Approval, Review & Briefing**

- a.  
Russell WBHO will ensure that activity specific Health & Safety method statements for each works operation will be prepared by the sub-contractor appointed to carry out the works. These will be reviewed for approval. Only once approved will the sub-contractor be permitted to commence works operations.
- b.  
Where relevant and applicable to a Planning Condition or Listed Building Condition the sub-contractor's Task Method Statements will be submitted to Manchester City Council for approval. This could result in some delay in sign-off for commencement of particular tasks.
- c.  
All operatives working with the Task Method Statement will be fully briefed on the document and will sign a briefing sheet to confirm their understanding.
- d.  
Regular activity briefings will be issued to the operatives by the Specialist Contractors Supervisors and [insert lead contractor's name] Managers to identify any changes from the previous day and health and safety issues or any changes to the heritage considerations.

# Proposed Site Investigation Scope

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Rylands Building, Manchester

Russell WBHO

## Introduction

Our client, Russell WBHO, hereby invites you to submit a tender price for ground investigation work at a parcel of land at the Rylands Building in Manchester.

The site is located off Market Street and High Street with limited access into the existing basement of the building. Due to the limited access, the boreholes will be required to core through the ground floor slab and drill through the basement. Positions are currently indicative subject to site constraints. The successful tenderer will be required to undertake a site visit prior to undertaking the works to confirm access constraints and allow confirmation of any additional requirements to allow the investigation to be undertaken.

The proposed development for the site includes the conversion of the site from retail to modern offices and a four-storey extension on top of the existing seven-storey building. To allow piling design, the following investigation is proposed:

| Element                                                          | Number | Scheduled Depth          |
|------------------------------------------------------------------|--------|--------------------------|
| Rotary cored boreholes (BHA01-BHA02)                             | 2      | 25m below basement level |
| Ground Gas and Groundwater Monitoring Installation (BHA01-BHA02) | 2      | Average of 15m           |
| Hand excavated trial pit (TPA01-TPA04)                           | 4      | 1.2m                     |
| Groundwater Monitoring Rounds                                    | 2      |                          |
| Programme of geotechnical and environmental testing*             |        |                          |

\* See Bill of Quantities for breakdown to testing

For further details on investigation rationale, please see Annex 1.

The successful contractor will be required to offer £10M Professional Indemnity insurance.

## Access

Access will aim to be via the loading bay, however it is envisaged that access will be restricted both vertically and laterally. It is possible that ventilation will be required as part of the site investigation. The required measures to undertake the works safely will be the responsibility of the successful tenderer and the costs for such measures are to be incorporated within the Bill of Quantities.

## Geology and Ground Conditions

Previous investigation at the site confirmed that the basement slab is anticipated to be 250mm thick and underlain by sub-base to depths of between 0.35 and 0.70m bgl and reworked natural deposits in above foundations to depths of between 0.55m and 1.80m bgl. These deposits were underlain by cohesive and granular Glacial Till to depths in the order of 5-7m bgl at which point the Chester Formation comprising of sandstone was recorded.

It is possible that the basement and/or ground floor concrete slab will be reinforced.

## Setting Out

The contractor will be responsible for setting out the exploratory hole positions at the site. While care should be taken to ensure that these positions are as close as possible to the positions that will be shown, it is appreciated that the depth/location may be subject to change, for example, due to the presence of services.

The contractor shall obtain the utility records for the site, as such a rate should be provided for obtaining the public utilities. Notwithstanding, the contractor should be diligent when undertaking the site works.

**All of the exploratory holes are to be set out to an Ordnance Survey grid and the surface level recorded to Ordnance Datum, where possible.** All exploratory positions must be surveyed in.

#### Rock Boreholes (Rotary Core)

2 No. rotary cored boreholes (BHA01-BHA02) are proposed to be carried out to a depth of 25m below the basement level. It is anticipated that rockhead will be present from depths in the order of 5-7m below basement level.

All drilling work should be suitably fenced off with appropriate signage as this is a live site with operations being undertaken across the majority of the site.

The boreholes will extend from the ground floor and through the basement and will require suitable protections for building staff and the contractor's workers. Both the basement and the ground floor slab will require "breaking-out"/coring prior to commencing the works with casing extending through the two storey basement.

Ventilation measure will likely be required for the drilling rig within the indoor space as well as possibly for the coring tool.

Hand-dug inspection pits are to be excavated at the borehole positions, to a depth of 1.20m, to check for the presence of unrecorded buried services. Prior to commencing with the inspection pit, the ground surface must be scanned using a Cable Avoidance Tool and then subsequently, the base of the inspection pit must be scanned prior to commencing drilling. Depending on the equipment used to form these pits, local ventilation may be required.

Once each borehole has achieved the specified depth, Woolgar Hunter should be contacted for instruction as to the standpipe installation details, prior to being fitted with lockable flush installation covers.

The core recovered is to be a minimum 76mm diameter and the consultant engineer must be contacted in the event that core recovery falls below 90%. As the rotary boreholes are to be followed-on from soil boreholes there will not be any requirement for 'breaking out' prior to undertaking the rotary boreholes.

It is imperative that each borehole position is left in a tidy manner on completion. On no account should inspection pits be left unattended whilst open.

We require environmental samples to be collected at 0.20m, 0.50m, 0.80m and 1.20m depth (or change of strata). Should visual or olfactory evidence of contamination be encountered we also require an environmental sample to be collected from this effected stratum. Please note that costings for collection of environmental samples should be included within small disturbed samples item in the bill of quantities (Item E1).

Woolgar Hunter requires preliminary engineers logs 5 working days after completion of the borehole to allow testing to be scheduled.

## Hand Excavated Trial Pits

4 No. hand excavated trial pits (TPA01-TPA04) to 1.20m bgl across the site within the basement. The basement slab will require coring to allow access to the underlying soils.

All trial pitting should be clearly signed and coned/barriered off.

Ventilation measures might be required for the coring tool.

Prior to commencing with the excavation, the ground surface must be scanned using a Cable Avoidance Tool. Disturbed samples are to be obtained from the trial pits at regular intervals for description and classification purposes.

Each trial pit will require to be backfilled with arisings immediately following excavation and 'compacted' with a tamping tool or similar. No other arisings are to be left around the trial pits/trenches. Photographic records are to be taken of each trial pit. Each pit is to be reinstated 'as found'.

On no account must any trial pit be left unattended whilst open.

It is important that environmental sub-samples are taken from any made ground and into the underlying natural deposits from the trial pits; sampling details are described further below.

We require environmental samples to be collected at 0.20m, 0.50m, 0.80m and 1.20m below basement level (or change of strata). Should visual or olfactory evidence of contamination be encountered we also require an environmental sample to be collected from this effected stratum. Please note that costings for collection of environmental samples should be included within small disturbed samples item in the bill of quantities (Item E1).

Woolgar Hunter requires preliminary engineers logs 5 working days after completion of the trial pits to allow testing to be scheduled.

## Installations

A groundwater monitoring standpipe is to be installed in each of the 2 No. boreholes. It is proposed that the standpipes within these boreholes will be installed to various depths, to allow assessment of groundwater within both the soils and rock. Details can only be confirmed on completion of the borehole; however for the purposes of pricing, an average depth of 15m per borehole has been assumed. In reality installations will vary in depth with some shallow and others deep. For this reason, it is imperative that Woolgar Hunter is contacted to confirm installation details at each position.

A lockable, flush protective cover is to be concreted around each soil borehole and left in a tidy manner.

## Reinstatement

Boreholes are to be backfilled with the installation details as described above, prior to being reinstated using a combination of concrete and a lockable flush installation cover. Where not installed with monitoring equipment, boreholes are to be reinstated 'as found'. All other arising's are to be removed from site.

Each trial pit will require to be backfilled with arisings immediately following excavation and 'compacted' with a tamping tool or similar. No other arisings are to be left around the trial pits/trenches. Photographic records are to be taken of each trial pit. Each pit is to be reinstated 'as found'.

## Groundwater Monitoring

Following the installation of the standpipes, 2 No. groundwater and gas monitoring visit are to be made over a period of 2 weeks. During the visit, water samples are to be retrieved from the monitoring wells after purging three volumes of standing water. Should the recharge through low permeability deposits render this impracticable, the contractor should at least ensure that water contaminated by the drilling process is removed prior to obtaining the water samples.

Care should be taken to ensure that either a new disposable purging/sampling kit is used for each borehole or, if a re-usable kit is used, then it is critical to ensure that it is adequately cleaned between each standpipe.

At each standpipe location; the water samples are to be recovered into the following vessels:

- 2 No. 1 litre plastic bottle – Metal analysis
- 2 No. 500ml glass bottle – TPH analysis
- 2 No. 60ml glass vials – Volatile hydrocarbon analysis

Care must be taken to avoid the cross contamination of samples. Sampling implements must be thoroughly cleaned between samples. When obtaining water samples, if reusable materials/kit are used, they must be thoroughly cleaned using de-ionised water between each sample point.

## Laboratory Testing

On completion of site works and on receipt of preliminary engineering logs, Woolgar Hunter will prepare an appropriate schedule of geotechnical and analytical laboratory testing which should be forwarded to the relevant laboratory together with the soil and rock samples in an expedient manner.

The laboratory utilised must be UKAS certified.

## Accreditations and Qualifications

With make reference to clause 4.2.2.2 of BS 22475-2 which states 'all boring drilling operatives, to include Lead Drillers and Drillers (Drilling Support Operatives) ... shall hold an NVQ in Lead drilling and current audit card of competence' and clause 6.8.1 Note 2 of BS5930:2015 which states 'It is advisable that all lead drillers employed on the contract hold a valid audit card of competence applicable to the work and the specific drilling operation (e.g. dynamic sampling, cable percussion, rotary) on which they are engaged, as issued by the British Drilling Association or an equivalent body. It is also advisable that they hold a Construction Skills Certification Scheme (CSCS) blue skilled (Land Drilling) card and that drillers who are support operatives to the lead driller hold an appropriate, valid and current audit card of competence and a blue skilled (Land Drilling) CSCS card'

On the basis of the above, we require all Lead Drilling personnel to have the following qualifications and accreditations:

- NVQ Land Drilling Level 2
- Audit card of Competence issued by the British Drilling Association or an equivalent body
- Valid Construction Skills Certification Scheme (CSCS) Blue Skilled (Land Drilling) card

On appointment the successful tenderer will be required to provide copies of these for the relevant site personnel.

## Reporting

It is essential that each report shall include appropriately scaled drawings showing the location of properly numbered exploratory holes. These drawings should be well presented within an electronic pdf copy of each factual report.

Exploratory hole logs must contain the ground level of each position, relative to Ordnance Survey datum.

## Health & Safety

The contractor will be required to provide method statements and risk assessments for each aspect of the investigation works prior to commencement. These will need to be approved by the Client and/or the Client's health and safety representative. When preparing these, consideration should also be given to the indoor nature of the site.

## Contract

This ground investigation is to be undertaken in accordance with the Infrastructure Conditions of Contract (ICC) Ground Investigation Version, 2011; the SISG Specification for Ground Investigation, 1993; and the Code of Practice for Investigation of Potentially Contaminated Land, BS10175:2011+A2:2017. Drillers must be BDA certified and should comply with the relevant technical and safety procedures.

## Insurances

In addition to the insurances detailed within the Appendix, Contractors are to provide Professional Indemnity insurance cover for a minimum of 10,000,000 for each and every occurrence.

## Tender Documents

For clarity, it should be noted that the following documents form the tender package for the proposed works:

Proposed Site Investigation Tender Document, Rylands Building Manchester  
Indicative Exploratory Hole Location Plan  
Bill of Quantities  
Form of Tender Appendix Part 2

## Programme

You should include with your tender an indication of current mobilisation time, together with your proposed programme of works. This should include the duration of site works, laboratory testing and reporting (if different to that specified in the Appendix to Form of Tender).

**We require to be in receipt of your tender price by Friday 10<sup>th</sup> February 2023.**

If you require any further information, please do not hesitate to contact us.

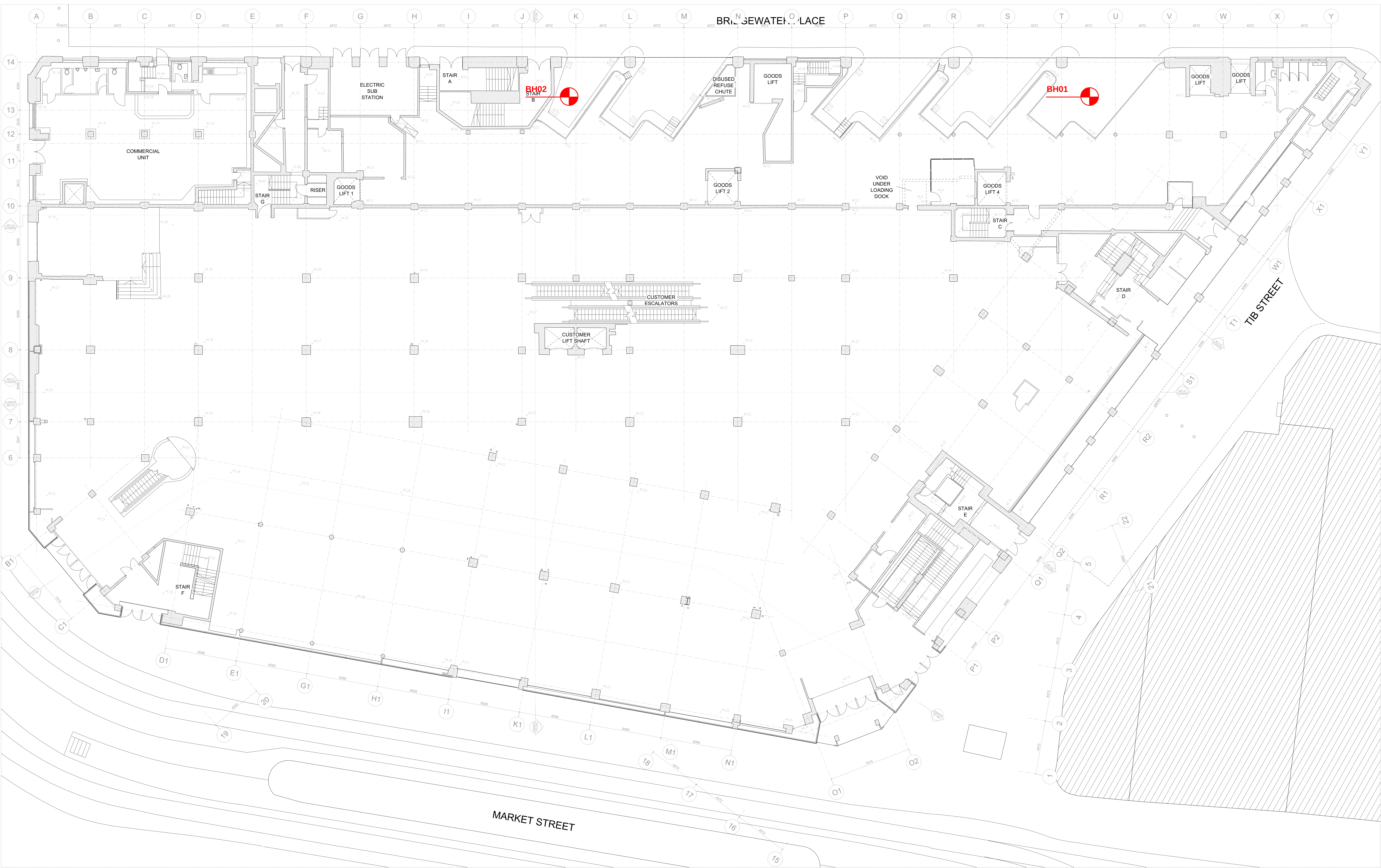
## Appendix 1

### Schedule of Exploratory Holes

| Hole No.        | Type                                                | Scheduled Depth(s) (m) | Remarks                                                                                                             |
|-----------------|-----------------------------------------------------|------------------------|---------------------------------------------------------------------------------------------------------------------|
| BHA01-BAH02     | Rotary Core                                         | 25m                    | To determine depth and geotechnical parameters of bedrock for pile design                                           |
| TPA01-TPA04     | Hand Trial Pit                                      | 1.2m                   | To provide sampling within the wider site and confirm the shallow geology                                           |
| 2 No. Boreholes | Groundwater Monitoring Installation                 | 15.0m                  | To allow monitoring of groundwater within either/or superficial groundwater aquifer and bedrock groundwater aquifer |
| 2 No. Boreholes | Groundwater Monitoring Rounds                       |                        | To determine the gas and groundwater regime across the site within various strata                                   |
| N/A             | Programme of geotechnical and environmental testing |                        | To determine geotechnical characteristics of shallow soils and bedrock                                              |

## Appendix 2

### Form of Tender



NOTES

NO MEASURED SURVEY INFORMATION AVAILABLE FOR BASEMENT AND FIRST FLOOR.  
PLAN AND SECTION INFORMATION HAS BEEN EXTRAPOLATED FROM OTHER SOURCES WHERE NO SURVEY INFORMATION IS AVAILABLE  
EXISTING INFORMATION IS REPRESENTATIVE OF THE BUILDING PRIOR TO COMPLETED STRIP OUT WORKS, OR DEMOLITION WORKS TAKING PLACE.  
DETAILED SURVEY OF EXISTING DRAINAGE & MANHOLE LOCATIONS TBC.  
THE STRUCTURAL BUILDING GRID HAS BEEN EXTRAPOLATED FROM MEASURED SURVEY DATA, AND NORMALISED FOR COORDINATION PURPOSES.

FOR ELECTRONIC DATA ISSUE

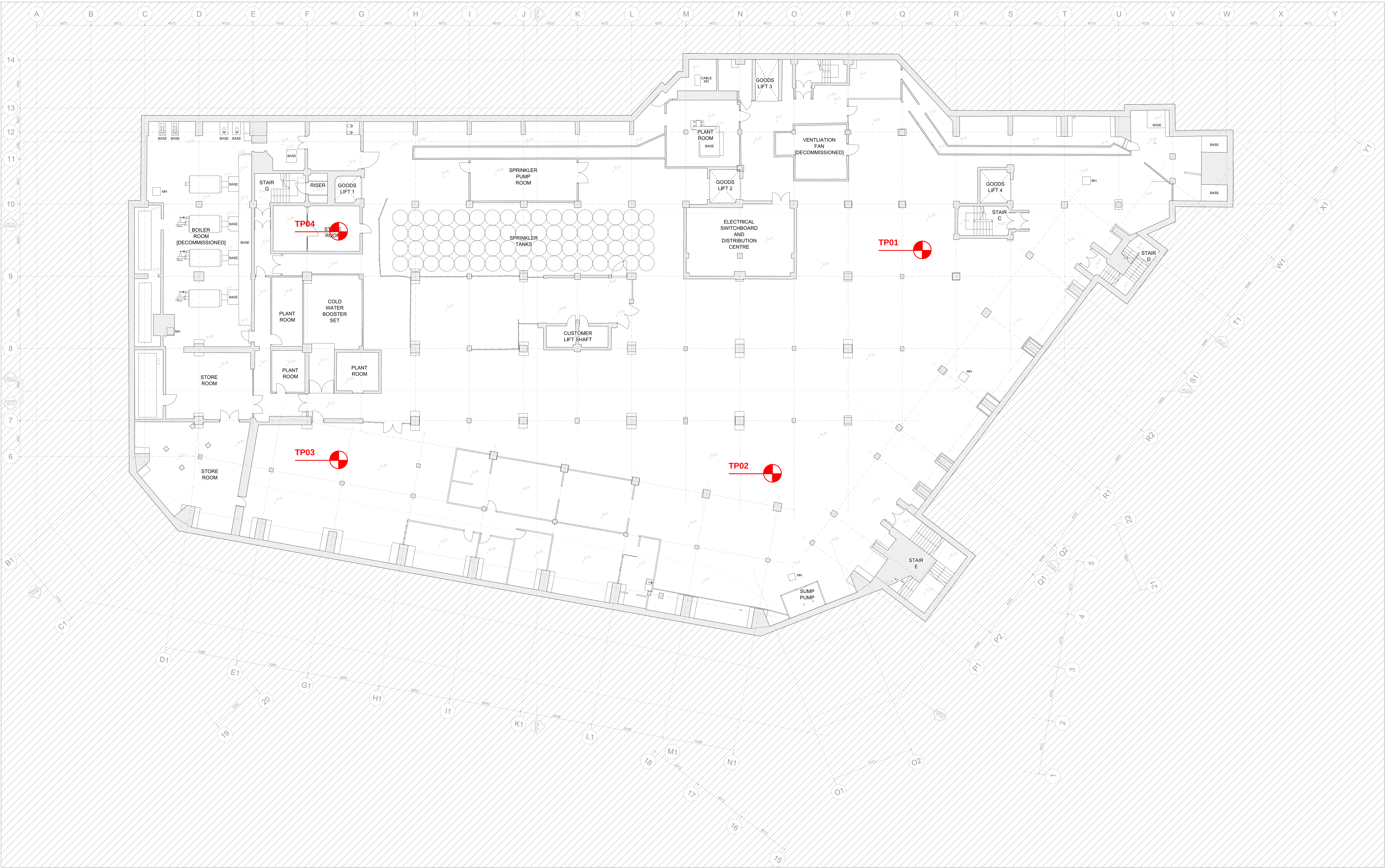
electronic data / drawings are issued as 'read only' and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text on the drawing

NOTES / REVISIONS

|                                            |   |   |   |   |   |     |                                        |                    |
|--------------------------------------------|---|---|---|---|---|-----|----------------------------------------|--------------------|
| 0                                          | 1 | 2 | 3 | 4 | 5 | 7.5 | 10                                     |                    |
| PROJECT<br>RYLANDS BUILDING,<br>MANCHESTER |   |   |   |   |   |     | SCALE<br>1:100@A0                      | DATE<br>JAN 2023   |
| CLIENT<br>CD9 PROPERTIES (MANCHESTER) LTD  |   |   |   |   |   |     | JOB No<br>1526                         | DWG No<br>AL02J012 |
| TITLE<br>EXISTING PLAN<br>GROUND           |   |   |   |   |   |     | ISSUE FOR<br>DESIGN INTENT<br>STAGE 4A |                    |

JEFFREY BELL ARCHITECTS

Jeffrey Bell Architects  
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London NW9 1DS  
020 8996 9000  
info@jeffreymbell.co.uk



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THE STRUCTURAL BUILDING GRID HAS BEEN EXTRAPOLATED FROM MEASURED SURVEY DATA, AND NORMALISED FOR COORDINATION PURPOSES.

DO NOT SCALE FROM THIS DRAWING

the contractor shall check and verify all dimensions on site and report any discrepancies in writing to Jeffrey Bell Architects before proceeding with the work

FOR ELECTRONIC DATA ISSUE

electronic data / drawings are issued as 'read only' and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text on the drawing

NOTES - REVISIONS

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PROJECT  
RYLANDS BUILDING,  
MANCHESTER

CLIENT  
CD9 PROPERTIES (MANCHESTER) LTD

TITLE  
EXISTING PLAN  
SUB BASEMENT

SCALE  
1:100@A0

DATE  
JAN 2023

JOB NO  
1526

DWG NO  
AL02010

REV

ISSUE FOR  
DESIGN INTENT  
STAGE 4A

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