Version: 11 August 2021

Work Scope

# Requirement

The London Stadium has an ongoing need for a workforce entrance (WFE) to control the flow of operatives into and out of the operational back-of-house areas of the stadium, both during the normal day-to-day mode and also the significantly increased flows experienced and required during events.

The current facility is located in a marquee. There is an adjacent temporary WC but no welfare facilities. The current facility also does not easily accommodate the identified requirement for turnstile access control.

The planning authority has an expectation that the new WFE will be designed to have an aesthetic that is consistent with that of the immediately adjacent London Stadium.

# Procurement Objectives

The principal objective of this procurement is to provide a cost-effective replacement for the existing temporary WFE structure that will have a useful life of at least 25 years, satisfy planning constraints, provide welfare facilities, provide working conditions that are within legal criteria for extremes of warm/cold weather, and to provide a quality building at the southern entrance to the stadium.

Subject to the exclusions stated in the associated tender documents; LS185 is seeking a turnkey solution.

The provision of the WFE is seen to have potential for community engagement, especially with the local London Borough of Newham community and pupils at the adjacent Bobby Moore Academy. Tenderers will be scored on this aspect.

The existing facility provides approximately 110sq.m of usable floor area.

The scope below illustrates the key requirements. Due to contract value sensitivity, LS185 are seeking costs based on the 290sqm with additional cost for extension to 320sqm; the extension area comprises the central processing area.

# Scope

Refer to the following Drawings:

LC419-STA-GND-A-DSP-901-0200 – General Arrangement – Site Plan, Lower Ground

KSS-WFE-00-DR-A-00-0001 – Work Force Entrance floor plan – option 1 GEA 320sqm

KSS-WFE-00-DR-A-00-0002 – Work Force Entrance floor plan – option 2 GEA 290sqm

KSS-WFE-ZZ-VS-A-0001 - Work Force Entrance Visuals – Aerial perspectives

KSS-WFE- ZZ-VS-A-0002 - Work Force Entrance Visuals – Eye level perspectives

The scope comprises the design, installation, and commissioning of accommodation associated with the staff entrance and accreditation zone located to the south of the London Stadium.

LS185 is seeking a market-led solution to the requirements which follows the broad scope and arrangement of facilities and structures as outlined in the drawings above. The contractor’s design proposal should be based on the full set of tender documents and a site visit to enable any proprietary system that the contractor can offer to be adapted to provide the facilities as described.

In the region of 2,500 – 3,000 catering, stewarding or cleaning staff may be engaged on an event day. Of these, circa 1,500 catering, cleaning, and media staff are expected to use the workforce entrance building over a three-hour period to collect passes and then use the turnstiles.

Substructure

As a minimum, the substructure scope should include or make allowance for:

* Trial pits or other geotechnical testing required to determine foundation capacities
* The location of existing utilities
* Design in accordance with the Eurocodes, with provision of a full set of drawings and calculations to RIBA 4.
* Location and connection to existing surface and foul water drainage
* Protection of the contamination barrier (depth and location of this to be determined by the contractor but believed to be circa 1m below ground) and suitable treatment/disposal of any arisings below this level.
* Construction of foundations
* Approval of submitted designs by stakeholders nominated by LS185. For example, Building Control, Planning Authority, and Stadium Safety Officer.

Superstructure

As a minimum, the superstructure scope should include or make allowance for:

* Design to the Eurocodes, with provision of a full set of drawings and calculations to RIBA 4.
* Samples for approval by LS185
* Manufacture
* Delivery
* Installation
* Alterations/adaptions to the existing fencing and landscaping
* Fit-out
* Installation of entrance turnstile builder’s work and managing the installation and commissioning scope by this specialist contractor
* Installation, testing and commissioning of a PV array to the roof and associated man safe systems
* Testing & commissioning

# Exclusions

The following are excluded from scope:

* The provision of the turnstiles
* Power, water, and data supplies from the stadium. LS185 will provide terminated supplies to within 1m of the proposed building.
* The diversion of existing utilities, CCTV and security installations
* Loose furniture & equipment
* The provision of data cabling
* The provision of loose tables, chairs, and cupboards
* The provision of white goods

# Design Management

The scope of works includes the contractor’s provision of a design to RIBA Stage 4, and the fulfilment of the Principal Designer Role in accordance with the latest Construction (Design and Management) Regulations.

# Project Management

The scope of works includes the contractor’s delivery of their contracted design and the fulfilment of the Principal Contractor Role in accordance with the latest Construction (Design and Management) Regulations.

LS185 will provide a Client Representative as a contact point for the contractor.

# Location

The London Stadium is located in the south of the Queen Elizabeth Olympic Park (QEOP) in Stratford, London. The stadium is an international venue, and regularly hosts football, rugby, MLB, athletics and concerts.

A work area will be provided for the contractor.

The contractor must take into account within their price accommodating the day-to-day activities of the stadium without causing undue disruption to LS185, their agents, and tenants. In addition, the contractor should prevent disruption to:

* Stadium spectator events
* Neighbouring schools
* Local residents
* Cultural and sporting events held in the QEOP and its venues
* Neighbouring contractors