

Version: 25 February 2020

## 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 during events.

The current facility comprises a portacabin with an adjacent 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 have an aesthetic that is consistent with that of the immediately adjacent stadium.

### Procurement Objectives

The principal objective of this procurement is to provide a cost-effective replacement for the existing WFE structure that will have a useful life of at least 10 years, satisfy planning constraints, provide welfare facilities, provide working conditions that are within legal criteria for extremes of warm/cold weather, and be capable of being retrofitted with turnstile access control and future IT systems.

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.

### Scope

Refer to the following Drawings:

LC201-STA-GND-T-DGA-1510 – General Arrangement  
12345-KSS-XX-XX-DR-A-SK-03-S0-P2 – Staff Security Point Plan Including Fencelines  
12345-KSS-XX-XX-DR-A-SK-04-S0-P2 – Staff Security Point 3D View  
12345-KSS-XX-XX-DR-A-SK-05-S0-P2 – Staff Security Point Plan Elevation

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.

The facilities will provide a day-to-day entrance for staff accessing the stadium at lower ground level including bag check and signing-in facility. On event days the turnstiles located in the entrance building will enable both security checking and counting of staff entering the stadium.

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, and the location of existing utilities
- Design
- Location and connection to existing surface and foul water drainage
- Protection of the contamination barrier (depth of this to be determined by the contractor, but believed to be circa 1m below ground)
- 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
- Samples for approval by LS185
- Manufacture
- Delivery
- Installation
- Fit-out
- Testing
- Toilets
- Kitchen
- Doors and windows

### **Exclusions**

The following are excluded from scope:

- The provision and installation 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

- The provision of data cabling
- The provision of loose tables, chairs, and cupboards
- The provision of white goods
- The provision of permanent fencing

## **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 with alternative arrangements made for access through the existing marquee and reception spaces. However, space is limited and 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:

- Neighbouring schools
- Local residents
- Cultural and sporting events held in the QEOP and its venues
- Neighbouring contractors