

**Community Hall and Timber Shed  
Pierremont Park  
Broadstairs**

**SCHEDULE OF DEMOLITION WORKS**

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One Step Beyond

Westfield Lane Etchingill Kent CT18 8BT

01303 237704 [info@rubiconbc.com](mailto:info@rubiconbc.com)

## **SCHEDULE OF DEMOLITION WORKS – Community Hall and Timber Shed**

### **GENERAL SCOPE OF WORKS:**

#### **Community Hall:**

- Strip out of existing components.
- Demolition of superstructure.
- Demolition of floor and substructure.
- Termination of services.
- Reinstating Landscaping.

#### **Timber Shed:**

- Strip out of existing components.
- Demolition of superstructure.
- Demolition of floor finishes to concrete oversite level.
- Termination of services.
- Landscaping.

### **1.0 GENERAL NOTE:**

- 1.1 The works are to be carried out in strict accordance with the clauses in the specification documents and in conjunction with the plans and photos.
- 1.2 The Contractor shall carry out the works specified without inconvenience, nuisance and without danger to the occupants of neighbouring buildings, pedestrians and all other neighbours.
- 1.3 Community Hall: The works are to completely demolish and remove from site the building known as the Community Hall, including substructure and adjacent walkways. Services are to be terminated and the remaining area to be landscaped.
- 1.4 Timber Shed: The works are to completely demolish and remove from site the building known as the Timber Shed, but maintaining the substructure, foundations, access road, adjacent walkways, trees and landscaped area.
- 1.5 The completed works are to include leaving the work area level, tidy and ready for the next phase of construction.
- 1.6 The Contractor must programme all works to achieve completion within the designated Contract Period.
- 1.7 The Contractor shall include for giving all formal notices including to the electricity, gas and water authorities and for obtaining the necessary consents from the Enforcing Authority, Statutory Undertakers, Public Bodies and Owners of adjacent properties and land.

- 1.8 The Contractor shall alone be responsible for the serving of such notices and obtaining consents as no claim arising from a delay in either of giving notice or receiving consent will be admitted.
- 1.9 The local authority has been notified of the proposed demolition and the contractor to confirm with the Contract Administrator that approval has been received prior to works commencing on site.
- 1.10 The Contractor will be responsible for issuing the Section 80 notice in sufficient time to allow the works to proceed on programme.
- 1.11 The Contractor shall indemnify the Employer against all third-party claims emanating from the work.
- 1.12 The Employer and Contract Administrator reserve the right to amend or omit the final scope of any items of work by instruction.
- 1.13 This document is to be read in conjunction with the asbestos report, specifications of work, environmental reports, plans and any other associated documents.
- 1.14 Asbestos surveys are in the process of being undertaken and will be issued.

## 2.0 SUPERVISION:

- 2.1 Allow for maintaining the same full-time Foreman on site for the full duration of the works to effectively programme labour and resources and receive instructions from the Project Manager.
- 2.2 The site foreman is to remain the same throughout the duration of the works, be experienced in this type of work, be responsible for the supervision and control of these works and able to programme resources accurately and to effectively monitor and co-ordinate sub-contractors and suppliers.
- 2.3 Prior to starting on site, the main contractor must provide 'out of hours' (24 hours a day, 7 days a week) emergency contact numbers - mobile telephones with answer machine service, for the contracts manager and site foreman and these personnel must be in a position to attend site within a reasonable period of time to deal with any emergency event.

## 3.0 SAFETY:

- 3.1 The contractor is to allow for acting as 'Principal Contractor' as defined by the CDM Regulations 2007 and must include for all specific requirements detailed in the preliminary clauses of this specification and the pre-construction health and safety information pack.

- 3.2 Method statements and risk assessments must be provided for all areas of work and are to be checked and approved by the CDM co-ordinator prior to any works commencing on site.
- 3.3 The site is to be designated a hard hat site at all times and in all areas. The site foreman and PM will enforce this requirement. Any operative not wearing a hard hat will be removed from site, on issue of a contract instruction, and will not be permitted to return. There will be no exceptions to this rule.
- 3.4 The work area is approximately 0.1ha and consists of the Timber Shed, the Community Hall and associated hard standing. The work area is within Pierremont Park.
- 3.5 Access to the work area is via the main entrance to Pierremont Park, at the northern end of the site. The main entrance is also the access point for Pierremont Hall and must remain unaffected throughout the works.
- 3.6 The work area is reasonably level and includes a tarmac pedestrian path, which will be closed during the work.
- 3.7 Community Hall: The building is believed to have been constructed circa 1900 and is currently vacant. It is single storey and is of brick construction beneath a flat roof.
- 3.8 Timber Shed: The building is believed to have been constructed circa 1900 and is currently vacant. It is single storey and is of brick construction beneath a pitched roof.
- 3.9 Throughout the works the complete working area must be securely fenced to the entire perimeter. The contractor is to agree the site areas and fence configurations prior to works commencing.
- 3.10 The contractor is to allow for temporary external protection to all neighbouring structures throughout the works prior to the agreed making good works.
- 3.11 As a minimum on the fencing supply the following signage: **'Danger - Demolition Site - Keep Out** All signage to be fixed to fencing at 5m spacings.

#### Deleterious Materials/Hazardous Substances

- 3.12 Lead Based Paint - Contractor is to assume the presence of some lead-based paint to internal areas of the building. Allowance must therefore be made for appropriate protection of operatives during demolition or strip out works. All works must be carried out in accordance with current HSE guidelines.
- 3.13 Asbestos - Contractor must review the asbestos survey reports provided to fully determine extent of materials which contain asbestos. All asbestos is to be removed by an appropriate, approved, licensed contractor in accordance with all current regulations prior to commencement of demolitions. The contractor to allow for all asbestos removal works and costs in their tender submissions.

- 3.14 Previous Site Usage - the contractor is to give full consideration to the previous site usage and make appropriate provision in their construction phase health & safety plan.
- 3.15 Services - The contractor is responsible for ensuring services are disconnected although there may be live services running through site areas that serve other buildings and these must be adequately highlighted and protected.
- 3.16 Ducts - Service ducts and tunnels are known to exist across the site and all adequate protection is required to prevent collapse, falls or loading in these areas.

#### 4.0 SECURITY:

- 4.1 No equipment, plant or materials are to be left outside of the work area where they may cause obstruction at any time and site security is paramount.
- 4.2 The contractor is to ensure that the buildings and site areas are left secure at the end of each working day. The foreman for the work should be in attendance at the end of each working day and must ensure that agreed security measures have been carried out.
- 4.3 The Contractor is to ensure that no naked flames are left unattended and that equipment is left safe at the end of each work period.
- 4.4 The Contractor is to ensure adequate protection is in place to prevent any illegal entry or trespass on the site or working areas both during the working hours and overnight / weekends.
- 4.5 The Contractor must check the site daily for trespassers/signs of trespass before work can begin.

#### 5.0 SPECIFICATIONS AND DRAWINGS:

- 5.1 The site location plan, reports, photos, schedule of works and all sections of the specification documents are to be read as a whole. Any areas of work shown or described on the drawings but omitted in the specification, and vice versa are to be included by the contractor in his tender.
- 5.2 No claim shall be allowed in respect of misinterpretation of any item, neither shall lack of knowledge or ignorance of standards or conditions be accepted as justification for such a claim. All queries must be directed to the Contract Administrator at the TENDER STAGE.

#### 6.0 INSPECT THE SITE:

- 6.1 Community Hall: The building is a single storey brick construction with a flat roof. Previously used as community centre. Asbestos is known to be present in the property and contractors are to allow for its removal in accordance with all asbestos regulations

and licence requirements. All other loose or fitted furniture, fixtures and fittings are to be removed and disposed of by the demolition contractor.

- 6.2 Timber Shed: The building is a single storey timber construction with a pitched roof. Asbestos is known to be present in the property and contractors are to allow for its removal in accordance with all asbestos regulations and licence requirements. All other loose or fitted furniture, fixtures and fittings are to be removed and disposed of by the demolition contractor.
- 6.3 The contractor must visit site to fully understand the different size, types and construction of all the buildings.
- 6.4 The contractor must visit the site and fully acquaint himself with all aspects of the work whether explicitly referred to in the specification or not. He must also satisfy himself as to the facilities for access and storage of plant, etc., and other site conditions. No claims will be entertained as a result of his failure to do so.
- 6.5 Site visits are to be arranged through Rubicon Building Consultancy and the contractor is to access the property at their own risk and ensure they undertake and adhere to suitable risk assessments at all times whilst on site.

#### 7.0 PROTECTION:

- 7.1 Allow for protecting, taking off, temporarily supporting and fixing upon completion, any cables or services running adjacent to areas of work that serve neighbouring properties or areas.
- 7.2 The contractor is to allow for providing adequate protection to the site and demolition at all times.

#### 8.0 SEVERE WEATHER:

- 8.1 The contractor shall ensure that, should severe weather conditions occur during the contract period, the necessary temporary protection measures are provided. The contractor should ensure that the protection measures are fully effective at all such times.
- 8.2 Severe weather shall include: gale force winds (force 8 and above) or any other condition where severe weather warnings are issued by the media. The contractor shall be deemed to have included for any necessary visits and remedial works by the contractor and any sub-contractors. No claims for extra payment will be considered for these requirements.
- 8.3 Should severe winds occur the contractor must take all necessary precautions to ensure that no debris blows away from site. The site is surrounded by residential properties, occupied hospital facilities, traffic routes and pedestrian areas and should any debris

affect or injure neighbouring properties, vehicles or people then the contractor shall be held liable.

8.4 In the event of call outs and in the absence of the contractor's representative the Contract Administrator reserves the right to instruct sub-contractors to take all necessary measures to protect neighbouring properties or people. The main contractor will be liable for all costs incurred as a result of these emergency protection measures.

## 9.0 DEMOLITION AND SITE CLEARANCE:

### Community Hall

- 9.1 Allow for including CAT-scanning methods to determine locations of existing underground services including BT, electricity, gas, water etc and allow for making all necessary provisions in relation to the demolition and site clearance.
- 9.2 The property is to be completely demolished with all waste and rubble removed from site leaving the site area clean and clear on completion of the works. The works are to include for grubbing up all foundations, termination and capping off existing services. The site is to be capped and levelled with top soil, ready for the planting of trees and shrubbery.
- 9.3 All paths leading to the building to be removed.
- 9.4 All materials and waste on site will become the contractor's property and any salvage value is to be offset against the total cost of the works.
- 9.5 Allow for removal of all existing fixtures, fittings and chattels left in place throughout the property. Any redundant materials or non-fixed items left in place within the property will all require removal from site and disposal.
- 9.6 As previously described the services to the property must be disconnected ensuring the appropriate liaison with the statutory authorities prior to the complete strip out of the services from the site.
- 9.7 Drainage including any specialist traps are to be removed from the immediate vicinity and disposed of. Any remaining site drainage is to be left capped off where appropriate and where still in use is to be left free flowing on completion of the demolition works.
- 9.8 In accordance with the survey reports the contractor is to ensure that all asbestos present is removed in accordance with the current asbestos regulations prior to the commencement of any demolition or strip out works.
- 9.9 Foundation areas excavated from site are to be backfilled with rubble sourced from the demolition works which is to be crushed and compacted in layers to provide a secure level surface for the site following the works.

- 9.10 Contractor to ensure no voids remain or are created by the back filling, compacting and levelling works.
- 9.11 Upon completion of demolition works contractor is to completely remove all waste debris and leave site and surrounding areas clean and tidy to satisfaction of the Contract Administrator.

#### Timber Shed

- 9.12 Allow for including CAT-scanning methods to determine locations of existing underground services including BT, electricity, gas, water etc and allow for making all necessary provisions in relation to the demolition and site clearance.
- 9.13 The property is to be demolished with all waste and rubble removed from site leaving the site area clean and clear on completion of the works. The substructure is to be left remaining intact. The works are to include termination and capping off existing services.
- 9.14 All paths leading to the building to be maintained.
- 9.15 All materials and waste on site will become the contractor's property and any salvage value is to be offset against the total cost of the works.
- 9.16 Allow for removal of all existing fixtures, fittings and chattels left in place throughout the property. Any redundant materials or non-fixed items left in place within the property will all require removal from site and disposal.
- 9.17 As previously described the services to the property must be disconnected ensuring the appropriate liaison with the statutory authorities prior to the complete strip out of the services from the site.
- 9.18 Drainage including any specialist traps are to be removed from the immediate vicinity and disposed of. Any remaining site drainage is to be left capped off where appropriate and where still in use is to be left free flowing on completion of the demolition works.
- 9.19 In accordance with the survey reports the contractor is to ensure that all asbestos present is removed in accordance with the current asbestos regulations prior to the commencement of any demolition or strip out works.
- 9.20 Contractor to ensure no voids remain or are created by the back filling, compacting and levelling works.
- 9.21 Upon completion of demolition works contractor is to completely remove all waste debris and leave site and surrounding areas clean and tidy to satisfaction of the Contract Administrator.