Name of Consultant:

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**STOKE-ON-TRENT CITY COUNCIL**

**SCHEDULE OF WORKS FOR:**

**PHASE II - SITE INVESTIGATION (Additional Post Demolition)**

**At the site of**

**Booth Street**

**Stoke**

**Stoke-on-Trent**

**ST4 4AL**

June 2024

**Brief**

The City Council is currently exploring the possibility of providing affordable housing on the site at Booth Street, Stoke-on-Trent, ST4 4AL.

A Phase 1 Ground Condition Desk Study and Coal Mining Risk Assessment (CMRA) was completed in February 2020 and a Phase II Ground Conditions Assessment was completed January 2021. An additional Phase II Site Investigation supplementary report is now required to support the design process and any forthcoming planning application to cover the areas excluded post the demolition in June 2024 and provide additional evidence in relation primarily for foundation types.

Note as below the areas requiring the additional are the hashed marked **GREEN** areas on the Constraints Plan, actual location will be directed by the appointed structural engineer Carley Daines Ltd; contact details are below:

Carley Daines and Partners Limited

11 Bridgewater Road

Walkden

Manchester

M28 3JE

Phone: 0161 799 2720  
E-mail: [info@carleydaines.co.uk](mailto:info@carleydaines.co.uk)

Upon request the following documents will be sent using transfer link:

1. Redline Boundary Plan.
2. Proposed Plan for Affordable Housing.
3. Site Constraints Plan- identifying, **GREEN** areas of investigation; I.E. building foot print post July 2024 demolition.
4. PHASE I GEO-ENVIRONMENTAL ASSESSMENT- February 2020.
5. PHASE II GROUND CONDITIONS ASSESSMENT- January 2021.
6. A Topographical Survey (prior to the demolition of the area)- 25628\_06\_170\_01

Pre-Construction CDM Health and Safety; additional information:

1. Level 4 complete utility survey- 1123-STC-16432
2. National Grid Mains Electric Plans- 29271439
3. Cadent Gas- 29271439
4. Severn Trent Water Sewers- 379950 – 3
5. Severn Trent Water Mains- 379950 – 2
6. Openreach- KKJ014871
7. Virgin Media- 379950 - 1
8. HSG47-Avoiding Danger from underground services
9. Site Strip Plan- 24-B-12710-103

Stoke-on-Trent City Council does not take the liability for the accuracy of these maps and all works will be completed using HSG47- Avoiding Danger from underground services

Your submission should allow for:

* Being appointed as Principal Designer and Principal Contractor in accordance with the CDM Regulations (2015) for the purpose and duration of the investigation (including monitoring).
* Provision of adequate welfare.
* All works to compliant with relevant health and safety legislation, including the provision of appropriate Risk Assessment and Method Statements (RAMS).
* Supervision of the site investigation and ensuring the site is reinstated and left in a safe manner.
* Safe vehicular access for plant and equipment (including temporary arrangements and reinstatement). Reference the site strip plan, will be in place as part of the demolition;

*“TEMPORARY ACCESS RAMP MINIMUM*

*WIDTH 4m FORMED IN WELL*

*COMPACTED CRUSHED 6F2 /TYPE 1*

*MATERIAL. MINIMUM GRADIENT 1 in 1”*

All necessary plant (Excavator and core drilling) should be included as part of the submitted quote.

* Service clearance survey and where required excavation of hand dug inspection pits at each exploratory location for services.
* Addressing/answering all of the recommendations outlined in the Phase I Geo-environmental Assessment and the following the specification as outlined below.
* Works to be undertaken to comply with (but not limited to) the relevant British Standards, guidance and CoP’s, such as BS1377:2022; LC:RM: NHBC Standards: BS8485:2015+A1:2019: CIRCA C665, NPPF and PPS 23
* Sampling and logging of soils and reporting are to comply with (but not limited to) BS 5930:2015 +A1:2020 ‘Code of Practice for Site Investigations’ and BS 10175:2011+A2:2017 ‘Investigation of Potentially Contaminated Sites – Code of Practice’.
* Being responsible for the project management and procurement of Contractors.
* Obtaining Coal Authority Permit to investigate mining implications.
* Sufficient number of dynamic windowless sampling to investigate ground conditions; undertake in-situ testing and the installation of gas and groundwater standpipes with lockable covers (if required).
* Obtaining soil samples in order to undertake chemical and geotechnical testing (including Waste classification and WAC testing if any material should be taken off site).
* Undertaking a programme of ground gas monitoring and allowance for groundwater sampling.
* Fractural and Interpretative reporting of the investigation including a human health risk assessment, a groundwater risk assessment, a ground gas risk assessment, an assessment of geotechnical properties and recommendations for foundations/infrastructure and/or remedial works.

Submission will need to include:

* Proof of Public Liability and Professional Indemnity Insurances.
* A comprehensive schedule of proposed works showing individual work items, description of works items, quantities (including depths of window sampling proposed), rates and individual work item costs.
* Any exclusions or follow-up works required.
* Timescales in which permissions that are required, on-site works, off-site testing and reports can be delivered.

All submissions will need to be received by noon on **XXXXX** 2024. Returns are to be via email [Christian.stanyer@stoke.gov.uk](mailto:Christian.stanyer@stoke.gov.uk)

**Assessment of quotations**

The work will be awarded on the basis of the ‘most economically advantageous tender (MEAT)’ which means the quote offering the best overall value for money in terms of price and quality.

The award criterion is as follows:

|  |  |  |
| --- | --- | --- |
| **No** | **Criterion** | **Weighting** |
| 1 | Understanding/interpretation of the works required (including proof of insurances and competences). This will be demonstrated in the quality of the return submission and schedule of works details asked for. | 20% |
| 2 | Price/ Value for money. | 80% |

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|  |
| --- |
| **The quotation submission is to include:**  1. Evidence of understanding/interpretation of the works required.  2. Price/ Value for money. |
|  |
| Phase II – Site Investigation  To carry out a Phase II Site Investigation (Total; see the break down below)  QUOTATION: £………………………excluding VAT |
|  |
| Signature: ................................................................................................  Name and Address of Tenderer: ……......................................................    ...................................................………………...  ...................................................………………...  ...................................................………………...  Date: …………………………………………………………………. |

|  |  |  |
| --- | --- | --- |
| **Item** | **Description** | **Fee** |
| A.1 | 1 No. day trial pitting within the footprints of the former buildings within the Site; as instructed by the appointed structural engineer. All works to be recorded. |  |
| A.2 | 5nr cable percussive boreholes with the top 1-3mbgl being targeted for undisturbed lab triaxial testing (See A.3) of the clays. Boreholes to a depth of up to 6-7mbgl (Subject to Site Conditions), SPT and U100 sampling and installations to enable gas monitoring (assuming response zones of between 1 and 6mbgl); as instructed by the appointed structural engineer. All works to be recorded.  *This is to establish the vibro piling suitability.* |  |
| A.3 | Allowance for 10 No. PSD, 10 No. triaxial, 10 No. Plasticity Index testing, organic matter, pH and sulphate. |  |
| A.4 | For driven pile design purposes carrying out boreholes in 5nr locations and taking them down to at least 13m (5m into the mudstone) and with strength tests - SPT N values at 1m intervals into the mudstone.  *This is to establish the driven piling suitability.* |  |
| B.1 | Allowance for 10 No. samples to be scheduled for a broad suite of chemical testing in line with the original investigation; and WAC testing for waste disposal. |  |
| B.2 | Allowance for 3 soakaway tests in accordance with BRE365; please refer to the Constraints plan for location, I.E. to the centre point of proposed private car parks. |  |
| C | Monitoring - allow for the installation and monitoring of gas and groundwater in windowless sampler boreholes and rotary boreholes.  *Details of quantity, depth, and number of visits in be included in your submission.*  Gas and groundwater level monitoring on six occasions on a fortnightly basis. |  |
| D | Reporting (Ground Investigation Report)  To include all relevant data and updated Conceptual Site Model, Quantitative risk assessment, mitigation requirements, remedial strategy, proposals for further field and laboratory work (if required) and recommendations regarding liaison regulatory authorities and other third parties.  Ultimately, the report will be sufficient to facilitate initial civil and structural design required to obtain planning permission and to go out to tender with.  Provision of a supplementary letter report of the investigation including a human health risk assessment, a groundwater risk assessment, a ground gas risk assessment, an assessment of the geotechnical properties and recommendations (not design) for foundations/infrastructure and/or any remedial works (if required) e.g. works required to mitigate settlement risks. |  |
|  | **Total (Exc. VAT)** |  |