

LYMINGTON TOWN FOOTBALL & CRICKET PAVILION

GENERAL DESCRIPTION OF BUILDING AS EXISTING & PROPOSED
WORK INCLUDING CONTRACT DETAILS, INSURANCE, SITE
MEETINGS, INSTRUCTIONS & VALUATIONS, PROGRAMME OF
WORK & DEFINITIONS AS IN SPECIFICATION.

LYMINGTON TOWN FOOTBALL & CRICKET PAVILION

GENERAL DESCRIPTION OF BUILDING AS EXISTING & PROPOSED WORK PROGRAMME.

THE PROJECT

Lymington Town Football & Cricket Pavilion, St Thomas Park LYMINGTON SO41 9ZG

The existing Pavilion is situated in the south west corner of the Recreation Ground owned by the Lymington & Pennington Town Council which lies adjacent to the NFDC Car-Park off St Thomas Park LYMINGTON.

THE EMPLOYER

Lymington & Pennington Town Council, address The Town Clerk, Lymington & Pennington Town Council, Town Hall, Avenue Road Lymington SO41 9ZG

CONTRACT ADMINISTRATOR [referred to as CA]

Mr. Keith Sanger FRICS Hazel Road Pennington LYMINGTON SO41 8GR Tel. 01590 676879

PRINCIPAL DESIGNER

Martyn Wheatley ARIBA Architect 4 Admirals Court Quay Road Lymington. Tel. 01590 718409

PRINCIPAL CONTRACTOR

The nominated Contractor will be designated as Principal contractor with regard to CDM notifications.

THE BUILDING AS EXISTING

The original Pavilion was built in 1970 as a single storey flat roof structure with cavity brick wall construction on strip concrete foundations and solid concrete floor slab. Windows are white Upvc double glazed and roof fascias and infill wall panels are also in Upvc cladding.

This original block had a recessed terrace area in front of the clubroom set back from the general line and this recess had the Flat roof projecting 1.8m to form a protective canopy.

This recessed area was infilled in 1980 with glazed veranda with a plastic roof to extend the Clubroom out to the general line of the Changing room width.

Heating and Hot water are provided by electricity and the electric main runs from the south into the internal meter room in the kitchen area.

Floodlights to the football pitch are run as a 3 Phase supply from this meter cupboard.

Mains water supply starts from a meter and stop-valve on the north west corner of the Pavilion in the NFDC Carpark area. Stop valves are situated under the Kitchen and also adjacent to the hot-water cylinders in the showers areas.

Foul water drainage runs to manholes in the NFDC Car park and storm water runs to soakaways or direct onto the NFDC Car park surface.

There is no gas supply to the Pavilion.

A 5.5 x3m Steel container was installed on blockwork foundations on concrete bases approx. 5m from the south side of the Pavilion which serves as a Scorers box plus toilet accommodation for referees and umpires. This structure replaced an earlier Timber Shed also to the south as Scorers Box which has been removed but the concrete slab still remains.

A 3m wide blue brick pavior terrace runs across the west side of the Pavilion and score box structures

A mature Lime tree lies 2.5m to the south of the score box structure and has a recent Tree Preservation Order. A similar lime tree exists to the south west within the NFDC car park planting verge. A further tree with a TPO order is located to the north of the Players entrance. Both trees on the Pavilion site will need to be protected by Heras fencing during the building programme

THE PROPOSED ALTERATION AND EXTENSION WORK

It is a requirement by the Football Foundation that the Changing rooms, Showers and Toilet facilities are brought up to present day standards as the Town Football Club are now playing in the top football

league for the county. Better Spectators Toilets and an enlarged Clubroom and Kitchen are necessary for entertaining visiting Teams. This is also a requirement for the Cricket Club who use the Pavilion in the Summer period.

As part of the Planning approval for these improvements we were required to up-rate the external appearance by removing the Upvc cladding to the fascias and infill panels and to face up the walls generally with oak stained hardwood larch cladding.

SITE AREA AVAILABLE TO CONTRACTOR

Access to the Pavilion is from the north side with a Players entrance and also doors to the proposed Referees Changing rooms. The main Entrance is however from the east side by means of a 3m wide brick paved terrace bounded by a 1m high steel fence.

The grass area to the east of this fence is within the boundary of the Cricket Pitch and NO access will be allowed for the Contractor for wheeled appliances or for even temporary storage of materials.

HEALTH & SAFETY CDM REQUIREMENTS

A separate document has been prepared to list out the requirements needed by the Main Contractor to eliminate foreseeable risks relating to the Building Contract and also the use of the building by Club Members during the contract period.

These risks include the presence of asbestos sheeting to some ceiling areas which have to be removed, the condition of the existing Electrical system, work at height for installation of windows and new fascia panelling and the erection of new steelwork within the existing structure.

PLANNING APPROVAL

Planning Approval was granted by NFDC on 3 September 2015 under reference 15/11021. Non-material revisions were approved on 8 April 2016 and revised drawing L226/w/24B note as approved in this document

BUILDING REGULATION APPROVAL

Building regulation approval was granted on 11 March 2016 under reference 1502084 covering all main drawings listed in the drawing schedule attached with this document

THE CONTRACT

The work will be carried out under a JCT Minor Works Contract 2011 Edition with Public sector supplement and with contractors design input for electrical and plumbing work.

INITIAL SITE VISIT

Before tendering for the Project the Contractor to ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the works.

Arrangements for site visit to be through the CAs office.

TENDERS

Tenders must include for all work shown on tender drawings included with this document or described in the tender documents as a whole or clearly apparent as being necessary for the complete and proper execution of the works.

SUBSTITUTION OF PRODUCTS

If products of different manufacture to those specified are proposed the Contractor to submit details with the tender giving reasons for each substitution. Substitutions which have not been notified at tender stage may not be considered.

SUB-LETTING

the Contractor to submit to the CA for approval a list of sub-contractors he intends to employ No sub-contractor may further sublet any part of the work without the prior express approval of the CA

TENDER PERIOD & ACCEPTANCE OF TENDER

After submission of a Tender by the Contractor it is required to keep the tender open for consideration

[unless withdrawn] for not less than 3 months.

The Employer and Employers representatives offer no guarantee that any tender will be recommended for acceptance or be accepted. The Employer will not be responsible for any cost incurred in the preparation of any tender or adjustment to the tender sum.

COMMENCEMENT & COMPLETION

the Contractor to state the period of time required for carrying out the contract and start and completion dated will be agreed with the Employer and included in the JCT Contract document.

DAMAGES FOR NON COMPLETION

Damages for non-completion [liquidated damages] as clause 2.8 of JCT Contract at the rate TBA at £ per week.

VALUATIONS & CERTIFICATIONS

Valuations will be on a four week basis with Contractors calculations to be submitted to the CA 7 days before valuation date.

Interim payments will be valued at 95%, to allow a 5% retention and the Penultimate certificate will be issued with a 97.5% payment to allow retention reduced to 2.5%.

FINAL CERTIFICATE

A six month defects liability period will be operated and the contractor to submit finalized documents to the CA within three months.

INSURANCE OF WORKS AND EXISTING STRUCTURE

The Contractor to take out Insurance for the Works under Clause 5.4B in the Joint names of the Contractor and Employer to the satisfaction of the CA.

GENERAL INSURANCE

The Contractor to take out insurance to the value of £5,000,000 against injury to persons or property in accordance with Clause 5.3.2 Of the JCT Contract.

SITE MEETINGS

Site meetings are required on a two weekly basis to be chaired by the CA in appropriate accommodation provided by the Contractor. Contractor to organise attendance by sub-contractors as necessary

SITE INSTRUCTIONS

If a site Instruction is issued by the CA an estimate of cost is to be submitted without delay and in any case within seven days.

If a site instruction will, in the view of the Contractor, impact on the contract completion date, the Contractor to submit within seven days an Application for an extension of Time setting out the relevant events.

CROSS REFERENCE OF DOCUMENTS

The Contractor to advise the CA immediately on identifying any conflict in the contract drawings or Specification and do not proceed with work until the conflict is resolved.

MEASUREMNT & DIMENSIONS

Do not rely on scaled dimensions and all work that requires check measurement is not to be covered up until inspected by CA

OWNERSHIP

Materials arising from alterations or clearance work become the property of the Contractor except where otherwise stated. Materials to be removed from site as work proceeds.

Costs of products not incorporated into the works at each valuation date which are subject to any reservation of title to be notified to CA.

PROGRAMME OF WORK.

It is planned that the total site will be available to the Contractor and no access will be possible for members of the Football and Cricket .

The Contractor will be required to prepare a programme of work before commencement of work to be agreed with the CA and to keep a record of progress on site. If any circumstances occur which could affect the progress of the work the Contractor will be required to report to the CA and agree any action to minimize any delay and to recover any lost time.

The Contractor will have to allow for a two week period when a section of Asbestos ceiling will have to be removed by a specialist Asbestos Removal Company. This will involve the erection of internal screens and removal of material on a daily basis. On completion of this sub-contract work the main contractor can then proceed with the installation of Celotex or similar insulation to the exposed timber ceiling joists and clad this area with a plasterboard ceiling with skim plaster finish together with work to complete the Kitchen, Bar Store and new Bar Counter.

NORMAL WORKING HOURS

Where noise and activity which might cause a nuisance to neighbours, the working hours will be restricted to 08.00 to 18.00 Monday to Friday.

DEFINITIONS

TERMS USED IN SPECIFICATION

REMOVE. Disconnect, dismantle as necessary and take out the designated products or work and associated accessories supports lining and bedding materials Dispose of unwanted materials but excludes taking out and disposal of associated pipe work, ducting or other services.

FIX. Unload , handle store place and fasten in position including all labours and use of site equipment.

SUPPLY AND FIX. Includes all labour and site equipment for unloading, handling, storing and execution. All products to be supplied and fixed unless stated otherwise.

KEEP FOR RE-USE. Do not damage designated products or work. Clean off bedding and jointing materials. Stack neatly, adequately protect and store until required by Employer for use in the works as instructed.

MAKE GOOD. Execute local remedial work to designated work. Make secure, sound and neat. This excludes redecoration and/or replacement.

REPLACE. Supply and fix new products matching those that have been removed Execute work to match original new state of that which has been removed

REPAIR. Execute remedial work to designated products Make secure, sound and neat. Excludes redecorationand/or replacement.

REFIX Fix removed products.

EASE. Adjust moving parts and intended moving parts of designated products or work to achieve free movement and good fit in open and close bpositions.

MATCH EXISTING. Provide products and work of the same appearance and features as the original excluding ageing and weathering. Make joints between existing and new work as inconspicuous as possible.

RETAIN . Keep in situ and protect during work.

FORM. Includes all labour and materials, site equipment for unloading , handling , storing and execution.

