

Version: 25 February 2020

## Outline Specification

### **Workforce Entrance Building**

Refer to the Work Scope for a list of drawings.

The design life of this building is to be at least 10 years.

The workforce entrance building provides a covered space where the majority of staff access the venue. Within the building will be:

- A reception area
- An open plan space, utilized on event days for initial staff check in and bag checking
- One WC for both ambulant and disabled members of staff or visitors, and additionally a tea-making point for members of staff manning the entrance building.
- Turnstiles (not in the scope of the Works)

The building will feature large doors or roller shutters which can be opened on event day to enable the passage quickly of large numbers of staff through the checking and turnstile zone, or be shut down to simply act with single pass-doors on other occasions.

The open plan space will be deemed covered external space so will not be conditioned, other than basic natural ventilation. The space does not require to be fully insulated however should provide a thermal buffer for resident staff in the reception area.

The building will form part of the secure boundary to the stadium, and must be designed with this in mind.

The strong preference of LS185 is to retain the existing ground finish, without the need for extensive foundations, (in which case only making good would be required,) but this does not preclude the contractor from providing a ground slab or footings if their superstructure requires it. Services to the new turnstiles may be provided from overhead containment or included within the ground slab if one is provided.

The preferred bidder will have the opportunity to conduct site surveys and investigations during the design development phase in order to validate their foundation assumptions and designs. The bidder should price for these surveys in their Design Development lump sum. As a minimum LS185 expect that ground bearing capacity and utilities surveys could be required.

The design and any foundations will need to account for existing surface levels, finishes, surface drainage/runoff, stability, and existing above or below ground services. The contractor should also take into account the existence of a contamination barrier.

The facility will provide level thresholds/doorways throughout to enable fully accessible movement.

All services and finishes are to be provided, including sanitary-ware and the reception desk. Any loose fittings and furniture including bag-check tables and chairs will be provided by

others. Turnstiles will be supplied and installed by others, Containment associated with the turnstile is included within the contractor's works. CCTV security will be installed by others.

Due to the location, the design and branding/arrangement and cladding of the units needs to reflect the design and quality of the stadium. This will be via good quality decoration of the units and applied cladding to the key building facades.

The contractor will be responsible for the detailed design, fabrication, delivery and installation of the new units. This will include all necessary connections to existing services in terms of drainage, telecoms, power and water to enable the facility to operate. Scope includes necessary work to install the units and any making-good required as a result of the Contractor's installation or as a result of other works by the Contractor associated with the construction of the WFE.

The contractor will be responsible for (and should allow in their price for) supporting LS185 in making all necessary applications and obtaining all necessary consents to design, construct, and commission the facility such that it can be handed over to LS185 in fully operational mode. As a minimum, this is expected to include;

- Planning approval
- Building regulations approval
- Stadium safety advisory group clearance
- Stadium safety officer acceptance

## **Planning Consent**

A full planning application may not be required depending on the tendered proposals. However, the tenderers will be required to provide all necessary drawings and specifications to enable LS185 to negotiate on planning matters. Any visualisations or montages will be produced/provided by others based on the plan and elevation information provided by the contractor.

## **Building Regulations**

As the facility is located in close proximity to a major sporting venue, tenderers should be aware that in addition to Building Regulations approval, the Client will consult with the Stadium Safety Advisory Group. The Contractor will be responsible for supporting all necessary applications and making any necessary variations to the project to obtain Building Regulations completion certificate.

## **Materials**

The contractor shall as part of their bid, submit details of their proposed interior and exterior materials and finishes, including the material's longevity and resistance to physical damage. Samples should be provided of any external finishes.

The office unit will comprise a solid clad framed insulated building to provide a white finish similar to the stadium halo perimeter pods. The finish can either be single ply membrane, or alternatively a glass-fibre solution or direct equivalent. In both cases surface water discharge will need to be managed. The contractor will also be required to provide ventilation and background heating.

The contractor shall allow for, design and provide any foundations or ground stabilisation required to support their proposed structures.

Internal finishes and sanitary ware should be basic and utilitarian however must be fit for purpose. Ceilings are required to WC areas together with hygienic wall and floor finishes to enable easy cleaning. The reception desk should be a purpose-built desk to accommodate wheel-in storage units by others all constructed on a vinyl finished insulated plinth above the existing ground.

The external elevations, including the roof, must be complimentary to the surrounding stadium and buildings, and will be fully decorated with an appropriate finish to achieve a 10-year life without further decoration.

## **Services**

The contractor will determine what services are required and their exact location. These incoming supplies will be provided and installed to an agreed termination position by others. The contractor is responsible for installing all services within the building, on the external surfaces of the building, and between the building and the termination point. It should be noted that no services provision exists in the current building.

The contractor will design, install and include all services to enable the facilities to operate. This will include lighting, small power, data, ventilation, electrical heating, cold and hot water (localised water heater), foul and surface water drainage connections.

The wall opposite the office and WC should be provided with trunking at waist height containing six evenly distributed power sockets.

Turnstiles will be supplied and installed by others, however will require provision (trunking and/or ducts) for full data and power connectivity linked to the main stadium. CCTV will be supplied and installed by others.

## **Security**

Due to the nature of the site, the contractor must provide physical security to a level reasonably required by LS185 throughout their site works. The contractor should include for providing and maintaining any temporary fencing required if they need to remove or alter the permanent fencing to facilitate their works. Upon completion of the works, LS185 will make good the security fencing in the vicinity of the WFE.