



WORKS REQUIREMENTS

**260016: ROSCOMMON COUNTY COUNCIL –DEMOLITION OF
APARTMENT BLOCK AND REMEDIAL WORKS TO RETAINING
WALL**



WORKS REQUIREMENTS

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1 SECTION 1 – CONTRACT OVERVIEW

1.1 GENERAL

The Project is located within the town of Boyle.

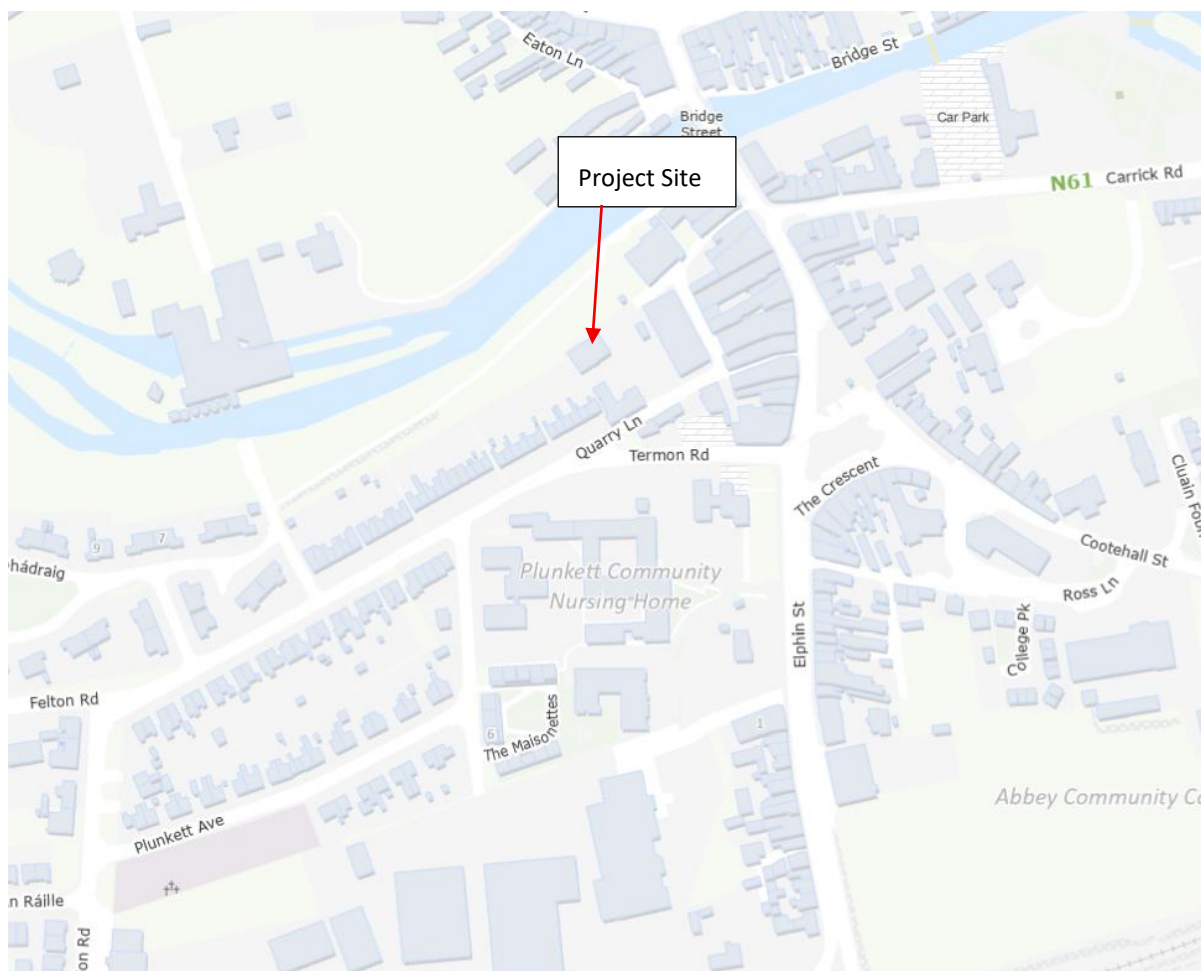


Figure 2.1: General location of the Project

1.2 PROJECT OUTLINE

The works comprise an existing two storey apartment block, built on the northern end of a site on Quarry Lane, Boyle, Co. Roscommon.

Serious deficiencies were noted to the building and it was determined that the structure was unsound and should be demolished.

A survey of the building and associated retaining structure revealed serious concerns with the retaining wall, upon which the structure relies for its stability.

The new apartment block was built without any additional works carried out to the original stone retaining walls.



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1.3 ONCE THE BUILDING HAS BEEN DEMOLISHED, REMEDIAL WORKS WILL BE REQUIRED TO STABILISE THE RETAINING WALLS. GENERAL DESCRIPTION OF THE WORKS

1.3.1 GENERAL

The works required under this contract are to be delivered by the Contractor, within a Contract period of 10 weeks.

The progression of the Contract can be outlined as follows:

- Acceptance of a Tenderer's proposal and signing of a Contract;
- Acceptance of Project Supervisor role by Tenderer;
- Commence and complete works on site
- Substantial Completion Certificate; and
- Release of Retention, and Final Payment.

1.3.2 DESCRIPTION OF THE WORKS

The Works to be provided by the Contractor as part of their obligations under the contract include but are not limited to works indicated below.

The Quarry Lane demolition project will consist of the complete demolition and removal of the superstructure followed by remedial works to the remaining retaining wall structures. It is envisaged that a contractor for the Works will be appointed as the PSCS, and their works will comprise of the following:

Demolition works

- Identification and isolation of all services (electrical, surface water and sewerage connections). Contractor will require GPR to identify underground utilities.
- Strip out of interior including removal of kitchen units, bathroom units, storage heaters, ceilings, insulation etc.
- Removal of exterior windows and doors
- Removal of steel railings to stairwell
- Set up monitoring stations in locations indicated on layout plan (3 monitoring locations)
- Demolition of superstructure and removal from site

Remedial works to retaining wall

The existing original retaining wall was built with a combination of concrete and random rubble. Serious structural cracking was noted to the face of all sides of the wall.

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A block boundary wall was also constructed on the outer edge of the retaining wall, at the time of construction of the apartment building. A concrete beam (of sorts) was also constructed below part of the newly constructed block wall.

Proposed remedial works to include the following:-

- Demolition and removal of block boundary wall (Note:- Part of wall, close to front apartments to be retained).
- Removal of footpaths around building.
- Erection of new Concrete post and concrete panel fencing (bottom panel to be 300mm high concrete).
- Remove material from the face of the retaining structure, including trees, bushes, plants etc.
- Pressure wash the retaining wall, to remove loose mortar, moss and algae.
- Fill any obvious deep voids, crevices and cracks with mortar.
- Install weepholes to prevent hydrostatic pressure build up behind the structure
- Install spray fibre reinforced concrete (shotcrete) 2 pass method, with each layer 60mm to 75mm thick. (minimum 40mm cover to all steel). Total thickness 120mm min.

The Contractor and any specialist sub-contractors shall at all times be flexible, cooperative and proactive in terms of prevention of disruption or damage to the existing structures on site.

The Employer will make the work area available to the Contractor.

The Contractor should be aware of the relatively restricted work area of the site.

Note:- Prior to commencement of the works. Dilapidation surveys, carried out in compliance with recommendations, standards and guidelines set out by the Society of Chartered Surveyors Ireland (SCSI) must be carried out by a suitably qualified Engineer, Architect or Surveyor, on buildings indicated on below map, highlighted in orange. Full written reports, including photographs to be forwarded to client, prior to commencement of the works.





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1.4 CONSENTS

Written consent must be obtained from adjoining landowners prior to commencement of works.

1.5 BACKGROUND INFORMATION

The Contractor is required to provide the works in accordance with the particular instructions detailed within these Works Requirements and within the framework created by the existing conditions. These existing conditions relate to both the status of the current site and factors restricting the proposed scheme.

1.6 RESTRICTIONS ON WORKS INTERFACING WITH THE EXISTING FACILITIES

1.6.1 GENERAL

The Contractor shall carry out the works so that interference with the use of the area by the adjoining residents and property owners shall be to a minimum. The Contractor and any specialist sub-contractors shall be at all times flexible, cooperative and proactive in terms of prevention of disruption or damage to the existing structures and to adjacent properties.

The site will have somewhat restricted access for the duration of the works and is located to the rear of existing occupied apartments. Access to the site is a shared access with adjoining properties and this must be considered from H&S and operational perspective. The PSCS should familiarise themselves with the site prior to submission of tender. Primary access to the site is from the Quarry Lane road, then through an archway, to the rear of the existing site.

Due to the location of the site, a full 'method of work statement' shall be agreed with the engineer, prior to the commencement of the works.

The contractor shall include in their price for the provision of all works, including delivery of all plant and materials to site. Additional personnel will be required to assist with traffic management during the execution of the works. Full details should be included in the 'method of work statement'.

1.7 CONTRACTOR'S MANAGEMENT STAFF

The Contractor shall provide the following personnel from first appointment, until after the completion of the works:

- (a) A Project Manager with adequate experience in General Building / Construction.

Person (a) above shall be responsible for the day to day management of the Contract and shall attend all site meetings as required under the Contract. All communications to/from the Contractor regarding this Contract shall be the responsibility of person (a) above.

1.8 CONTRACTOR'S RESIDENT SITE STAFF

The Contractor shall provide the following personnel on site on a full time basis, from first mobilisation on site, until after the completion of all Tests after Substantial Completion:

- (a) Site Health and Safety Manager or consultant; or other person responsible for health and safety on site for the duration of construction activities, who will have the following minimum educational and professional qualifications:



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At least 2 years relevant experience in this role. His / Her Health & Safety competence shall be demonstrated by submission of details of relevant training, experience and knowledge.

The combined expertise of the above staff members must be complementary and cover all of the activities under the contract.

1.9 CONTRACTORS'S STAFF REQUIREMENTS FOR ON SITE MEETINGS

The Contractor's staff required under Section 1.8 and 1.9 shall attend all management meetings as required under the Contract.

2 SECTION 2 – PERFORMANCE REQUIREMENTS FOR THE WORKS

2.1 GENERAL

This section details the performance requirements for the Works to be provided under this Contract. The Contractor is obliged to provide materials and equipment capable of meeting these requirements. In addition, the Works are required to include all of the facilities necessary for the Contractor to meet any other obligations not specifically mentioned under this section and identified elsewhere in the contract documents. (Including all details outlined in the Preliminary Safety and Health File.)

2.2 EXTENT OF WORKS

The Works shall be of an extent as illustrated on the following Drawings:

- 260016-JOD-OO-XX-DR-T-01
- 260016-JOD-OO-XX-DR-T-02
- 260016-JOD-OO-XX-DR-T-03
- 260016-JOD-OO-XX-DR-T-04

2.3 OVERVIEW

The works required under this Contract are outlined as indicated in section 1.3.2

2.4 ACCESS ROAD WORKS

The Contractor shall review the proposed works, in context of the restricted site access.

Scheduled deliveries and removal of debris, may be required to minimise disruption to traffic, adjoining land holder and general public. A full programme of work, together with method of work shall be drawn up by the contractor and agreed with the engineer, prior to commencement of the development.

a. Location and Diversion of Existing Services

No external services will require to be diverted / relocated during the execution of the works.

As indicated above, electrical services to this area will need to be isolated for the duration of the works.



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- b. Removal and disposal of demolition material.

The works will include the removal of demolition materials. The contractor is responsible for the removal and disposal of all materials from site to a licensed area.

2.5 ACCESS TO SITE BY THIRD PARTIES

The Contractor shall accommodate all such access requirements and ensure that safe access and egress is provided at all times. The Contractor is required to liaise with the Employer's Representative and develop methods of working so as to minimise insofar as possible disruption to any party (specifically users of the adjoining apartments / properties and members of the public). In general the site shall remain secure at all times. (Also refer to Preliminary Safety and Health Plan).

2.6 MINIMISATION OF ENVIRONMENTAL IMPACTS

Works at the site shall be managed so that it will not cause pollution to the surrounding environment. In particular the Contractor shall undertake the works so as to prevent pollution to the surrounding environment by any of the following potential contaminants:

- Contaminated surface water run-off;
- Spillages;
- Light, and Noise

The contractor will also be responsible for the maintenance of adjoining lands / properties and for the removal of any materials that may inadvertently fall into adjoining properties. Any damage caused as a result of the works will be the responsibility of the contractor.

3 SECTION 3 – SPECIFICATION OF MATERIALS, PLACEMENT, AND TESTING

3.1 GENERAL

Specification and testing of materials, workmanship and placement of materials shall be in accordance with the employer's representatives requirements and in accordance with attached specification.

4 SECTION 4 – HEALTH AND SAFETY

4.1 GENERAL

The Contractor is obliged to ensure the works are carried out to be safe and without risk to Safety and Health and so as to comply fully in all respects with the relevant statutory provisions.

4.2 HEALTH & SAFETY PLAN

A Preliminary Safety & Health Plan has been prepared by the Project Supervisor Design Process (PSDP).

4.3 PROJECT SUPERVISOR CONSTRUCTION STAGE

On award of this Contract, the successful Contractor or nominee will be appointed by the Employer as Project Supervisor Construction Stage (PSCS).

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4.4 TRAFFIC MANAGEMENT PLAN

The contractor shall consider all aspects of the work, including delivery of materials and plant and removal of demolition materials.

The adjoining public road and access roadway are live and there shall be impact on access to and from the site.

4.5 SAFETY FILE

The Contractor shall provide a safety file in accordance with the Contractor's role as Project Supervisor for the Construction Stage under the Safety, Health and Welfare at Work (Construction) Regulations, 2013 for the works. The table of contents for the safety file shall be as follows:

Table 1.1: Information required for the Safety File

Item	Information required for the Safety File	Provider
1	The general design criteria adopted	Designers
2	Material and other specifications including all material testing records and records confirming specification compliance	Designers
3	Critical factors in safe delivery and removal of materials, to and from site	Designers
4	As built drawings	N/A
5	Certificates of test and inspection and all Materials data sheets for materials used during the execution of the works	PSCS (Specialist contractors or suppliers)



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5 APPENDICES

5.1 APPENDIX A – Drawings



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5.2 APPENDIX B – PRELIMINARY SAFETY & HEALTH PLAN