

MORETON-IN-MARSH
DEMOLITION OF EX-BRITISH LEGION BUILDING

TENDER
SCOPE OF WORKS AND SPECIFICATION
220427-FTK-BL-XX-S-A-00001-T2

08/05/2025

MORETON-IN-MARSH

DEMOLITION OF EX-BRITISH LEGION BUILDING

CONTENTS

1. General Scope of Works
2. Specification
3. Appendices
 - A. Drawings list
 - B. Pre-Construction Information

MORETON-IN-MARSH

DEMOLITION OF EX-BRITISH LEGION BUILDING

1. GENERAL SCOPE OF WORKS

The outline scope of the works includes the following:

- Act as Principal Contractor in accordance with the requirements of the Construction (Design & Management) Regulations (CDM 2015).
- The Contractor shall fulfil their duties under the Building Regulations etc (Amendment) (England) Regulations 2023.
- Discharge all pre-commencement planning conditions that the Contractor is responsible for and assist in discharging other planning conditions where appropriate.
- Prepare and obtain all licenses, permits and the like necessary to enable works to commence.
- Provide hoarding complete with access gates to the site and provide hoarding to all other elevations, where necessary to prevent public access, with emergency escape gates to comply with legislation. Hoarding to be erected prior to demolition works starting. Refer to specification document for hoarding location and details.
- All material testing, analysis, monitoring, treatment and classification of waste as necessary.
- Undertake all propping work to any site retaining walls and all other areas as necessary to enable demolition of the existing building on the plot.
- The contractor is to leave a tidy site with all debris removed, the site is to be made safe with all hazards fenced off. Hoarding is to be left in place, in good condition, no tools or plant are to be left on the site at Practical Completion.
- Practical Completion will be achieved when the Employer's Agent is satisfied that the levels are correct, all required structures are removed and all Asbestos removal certificates have been provided.
- Survey of Existing Pile Locations and Pile probing to a depth of 3m.
- Soft strip all units and removal of recyclables.
- All site investigations and surveys required to demolish all structures safely.
- Removal of asbestos above ground (Internally).
- Removal of asbestos above ground (left over in the building envelope).
- An Asbestos Demolition Report has been carried out by Socotec Asbestos Ltd for GWR. The report is contained within the contract documents (ref 234636-987722).
- The information contained within the report is for guidance only and not all Asbestos containing materials may be identified or located in the report.
- The contractor shall employ a specialist registered and qualified Asbestos removals contractor to inspect, test and determine what materials contain Asbestos on site including during excavation works, and to remove and dispose of them in a manner that is compliant with legal and contractual requirements.
- An inspection to confirm the absence of bats has been carried out by a Level 1 Bat Licensed ecologist on 25/02/2025. No further presence of bats or nesting birds was recorded within the building therefore the demolition can proceed without ecological supervision or the requirement for further ecological input.
- A Japanese Knotweed survey was carried out by Greenman Environmental Management on 17th April that confirmed that no Japanese Knotweed was present on site.
- 2 No chimney pots to be retained and stored away in coordination with the Employer.
- Services removal/ disconnections – Isolation or disconnection of services/ utilities at site boundary.
- Allow for all other necessary services/ disconnections and diversions. All services are to be identified and capped off.
- Break out and removal of all slabs. All existing slabs should be removed by the contractor.
- Steel disassembled and sent to recycling plant.
- Refer to the Specification document for further details.

MORETON-IN-MARSH

DEMOLITION OF EX-BRITISH LEGION BUILDING

1. GENERAL SCOPE OF WORKS (CONT.)

Programme

The contractor in its tender shall fill out the planned activity durations, start and finish dates, using week numbers and not dates and submit this with his tender, along with a level 3 detailed programme soft copy using appropriate project management software, as a native file and as a pdf. Should the contractor wish to suggest a more efficient and or cost-effective programme, the contractor shall include this as an alternative programme.

Building Regulations

An application for Building Regulation will be made when the Contractor has been appointed, and the application number will be confirmed during the pre-construction meeting. However, the Contractor is to make provision for site visits by the Local Authority.

Demolition / Soft stripping

Allow to provide lockable skips as required for the duration of the works.

The Contractor is to allow for the separation of waste for the likes of timber, slate/masonry and clay products to ensure environmental factors have been considered.

Where items are referred to as being “disposed of off-site” this will be in all instances to an approved and traceable source with waste transfer notes provided. Supply all documentation to the Contract Administrator for Health and Safety file.

All hazardous materials and items associated with the site are identified on a risk register with control measures implemented by the demolition works and residual risks remaining are identified with action owners on completion of demolition.

Where items are described as “put to store” the Contractor is to coordinate with the Employer regarding storage off site. It is the Contractor’s responsibility to ensure those items are stored safely and securely.

The tenderer shall detail an outline of their proposed method of demolition which shall clearly define the sequence of demolition, the co-ordination of the works between that of the Tenderer, all other Package Contractors and Sub-Contractors whether nominated or otherwise and all other factors to allow the Engineer to properly evaluate the Tenderer’s proposal.

MORETON-IN-MARSH
DEMOLITION OF EX-BRITISH LEGION BUILDING

2. SPECIFICATION

Refer to specification document, reference 220427-FTK-BL-XX-SP-A-10000 Demolition Specification



MORETON-IN-MARSH

DEMOLITION OF EX-BRITISH LEGION BUILDING

APPENDIX A DRAWINGS

Hoarding Plan



MORETON-IN-MARSH
DEMOLITION OF EX-BRITISH LEGION BUILDING

APPENDIX B PRE-CONSTRUCTION INFORMATION

22108A - PCI, Moreton-in-Marsh, MiM (Rev A) - 2025-02-28 (included in the Tender documentation)