

**Project No.** 150457

**Client:** Council of the Isles of Scilly

**Tender Issue** 10/11/2017

**STRIDE TREGLOWN**  
ARCHITECTURE

## Carn Gwavel School

**10 November 2017**

**This document includes:**

Code	Section	Revision	Dated
C20	Demolition		

## **C20 Demolition**

### **5 SURVEY**

- **Scope:** Before starting deconstruction/ demolition work, examine available information, and carry out a survey of:
  - the structure or structures to be deconstructed/ demolished,
  - the site on which the structure or structures stand, and
  - the surrounding area.
- **Report and method statements:** Submit, describing:
  - Form, condition and details of the structure or structures, the site and the surrounding area.
    - Extent: As drawing D1001 .
  - Type, location and condition of features of historical, archaeological, geological or ecological importance.
  - Type, location and condition of adjoining or surrounding premises that might be adversely affected by removal of the structure or structures or by noise, vibration and/ or dust generated during deconstruction/ demolition.
  - Identity and location of services above and below ground, including those required for the Contractor's use, and arrangements for their disconnection and removal.
  - Form and location of flammable, toxic or hazardous materials, including lead-based paint, and proposed methods for their removal and disposal.
  - Form and location of materials identified for reuse or recycling, and proposed methods for removal and temporary storage.
  - Proposed programme of work, including sequence and methods of deconstruction/ demolition.
  - Details of specific pre-weakening required.
  - Arrangements for protection of personnel and the general public, including exclusion of unauthorized persons.
  - Arrangements for control of site transport and traffic.
  - Special requirements: - .

### **10 EXTENT OF DECONSTRUCTION/ DEMOLITION**

- **General:** Subject to retention requirements specified elsewhere, deconstruct/ demolish structures down to foundation level. Break up and dig out foundations.

### **15 BENCH MARKS**

- **Unrecorded bench marks and other survey information:** Give notice when found. Do not remove marks or destroy the fabric on which they are found.

### **20 FEATURES TO BE RETAINED**

- **General:** Keep in place and protect the following: Refer to Drawing D100.

### **25 LOCATION OF SERVICES**

- **Services affected by the Works:** Locate and mark positions.
- **Mains services marking:** Arrange with the appropriate authorities for services to be located and marked.

- 30 SERVICES DISCONNECTION ARRANGED BY CONTRACTOR
- Responsibility: Before starting deconstruction/ demolition arrange with the appropriate authorities for disconnection of services owned by those authorities and removal of associated fittings and equipment.
- 32 DISCONNECTION OF DRAINS
- General: Locate, disconnect and seal disused foul and surface water drains.
  - Sealing: Permanent, and within the site.
- 35 LIVE FOUL AND SURFACE WATER DRAINS
- General: Protect drains and fittings still in use. Keep free of debris and ensure normal flow during deconstruction/ demolition work.
  - Damage: Make good damage arising from deconstruction/ demolition work. Leave clean and in working order at completion of deconstruction/ demolition work.
- 40 SERVICE BYPASS CONNECTIONS
- General: Provide as necessary to maintain continuity of services to occupied areas of the site on which the deconstruction/ demolition is taking place and to adjoining sites/ properties.
  - Notice: Give adequate notice to adjoining owners and all affected occupiers if shutdown is necessary.
- 45 SERVICES TO BE RETAINED
- Damage to services: Give notice, and notify relevant service authorities and/ or owner/ occupier regarding damage arising from deconstruction/ demolition.
  - Repairs to services: Complete as directed, and to the satisfaction of the service authority or owner.
- 50 WORKMANSHIP
- Standard: Demolish structures in accordance with BS 6187.
  - Operatives: Appropriately skilled and experienced for the type of work. Holding, or in training to obtain, relevant CITB Certificates of Competence.
  - Site staff responsible for supervision and control of work: Experienced in the assessment of risks involved and methods of deconstruction/ demolition to be used.
- 55 SITE HAZARDS
- Precautions: Prevent fire and/ or explosion caused by gas and/ or vapour from tanks, pipes, etc.
  - Dust: Reduce by periodically spraying with an appropriate wetting agent, or contain.
    - Lead dust: Submit method statement for control, containment and clean-up regimes.
  - Site operatives and general public: Protect from vibration, dangerous fumes and dust arising during the course of the Works.
- 60 ADJOINING PROPERTY
- Temporary support and protection: Provide. Maintain and alter, as necessary, as work proceeds. Do not leave unnecessary or unstable projections.
  - Defects: Report immediately on discovery.
  - Damage: Minimize. Repair promptly to ensure safety, stability, weather protection and security.
  - Support to foundations: Do not disturb.

65 STRUCTURES TO BE RETAINED

- Extent: As drawing D100.
- Parts which are to be kept in place: Protect.
- Interface between retained structures and deconstruction/ demolition: Cut away and strip out with care to minimize making good.

70 PARTLY DECONSTRUCTED/ DEMOLISHED STRUCTURES

- General: Leave partly in a stable condition, with adequate temporary support at each stage to prevent risk of uncontrolled collapse. Make secure outside working hours.
- Temporary works: Prevent overloading due to debris.
- Access: Prevent access by unauthorized persons.

71 DANGEROUS OPENINGS

- General: Provide guarding at all times, including outside of working hours. Illuminate during hours of darkness.
- Access: Prevent access by unauthorized persons.

75 ASBESTOS-CONTAINING MATERIALS – KNOWN OCCURENCES

- General: Materials containing asbestos are known to be present in the structure(s) to be demolished in the following locations: Refer to report.
- Removal: By contractor licensed by the Health and Safety Executive, and prior to other works starting in these locations.

76 ASBESTOS-CONTAINING MATERIALS – UNKNOWN OCCURENCES

- Discovery: Give notice immediately of suspected asbestos-containing materials when discovered during deconstruction/ demolition work. Avoid disturbing such materials.
- Removal: Submit statutory risk assessments and details of proposed methods for safe removal.

78 UNFORESEEN HAZARDS

- Discovery: Give notice immediately when hazards, such as unrecorded voids, tanks, chemicals, are discovered during deconstruction/ demolition.
- Removal: Submit details of proposed methods for filling, removal, etc.

85 SITE CONDITION AT COMPLETION

- Debris: Clear away and leave the site tidy on completion.
- Special requirements: Making Good Generally  
All surfaces and finishes, pavings, kerbs, edgings, etc. within or outside the contractors compound, affected by the works to be reinstated to their original condition and approval of the supervising officer.

86 SITE LEVELS AT COMPLETION

- Levels: Grade the site to follow the levels of adjacent areas.

90 CONTRACTOR'S PROPERTY

- Components and materials arising from the deconstruction/ demolition work: Property of the Contractor except where otherwise provided.
- Action: Remove from site as work proceeds where not to be reused or recycled for site use.

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91 EMPLOYER'S PROPERTY

- Components and materials to remain the property of the Employer: Description: Existing site/ street furniture.
- Protection: Maintain until these items are removed by the Employer or reused in the Works, or until the end of the Contract.
- Specific limitations: None.

95 RECYCLED MATERIALS

- Materials arising from deconstruction/ demolition work: Can be recycled or reused elsewhere in the project, subject to compliance with the appropriate specification and in accordance with any site waste management plan.