

## St Marys, Old Secondary School Demolition

### Pre Tender Addendum Nr 1 (13/07/2016)

Reference	Item Reference	Query (Question)	Clarification (Answered)
	<b>Questions received</b>	<b>17/06/2016</b>	<b>21/07/2016</b>
1	Documents	Please confirm the documents that need to be returned.	<p>UPDATED TEXT</p> <p>Apologies for the lack of clarity on this item.</p> <p>In addition to the response section (D1-D5), tenderers also need to complete and sign Appendices 1 - 4 inclusive.</p>
2	ITT Error	Council clarification - There is a reference to St Agnes in the prelims document	Please note that the reference to St Agnes is an error and there is no need to consider onward travel to St Agnes. The works are restricted to the Old Secondary School Site on St Mary's.
	<b>Questions received</b>	<b>08/07/2016</b>	<b>13/07/2016</b>
3	Demolition Approval	Has a section 80 notice been issued?	Please find attached the section 80 notice and relevant drawing
4	Loose Furniture	Will there be a requirement to remove loose fittings and furniture from site.	<p>The original intent was for the Council to remove loose fittings and furniture. The Contractors are now requested to price for the complete removal of all loose items inclusive of fittings and furniture within the building. For the avoidance of doubt the Contractor is required to remove everything within the buildings with the exception of the following 3 rooms:</p> <p>1) The room in the science block in the NE corner with the Rotary club items</p> <p>2) The 2 rooms adjacent to the sports hall which were locked and contained COIS record files.</p> <p>A revised Pricing Document is attached for the additional removal to be itemised.</p>
5	Tennis Court	Will there be a requirement to remove the tennis court, surrounding fence and basketball hoops	The client has asked that the fence, basketball hoops, net post and net are removed from the tennis court at the top of the site. There will be no requirement to grub up the existing surface

## St Marys, Old Secondary School Demolition

### Pre Tender Addendum Nr 1 (13/07/2016)

Reference	Item Reference	Query (Question)	Clarification (Answered)
6	Extension of time	Could there be an extension of time to the tender return date	Given the nature of clarification 2 above, an extension of one week to the return date has been awarded. The tender return date is now 16.00 on Thursday 28th July 2016. All subsequent activity dates will therefore be adjusted to commence by 7 calendar days later in line with the new tender return date.
7	Extent of the works	Please could you clarify the extent of the demolition works, especially to the steps to the west of the site, the wall to the south of the site and the flora at the back of the site	The steps to the rear of the block A are to be removed in full along with foundations and handrails. The steps to the western elevation are to be retained as per the MBA specification drawing number 15200-SK/70-P2. The blockwork out building is to be removed in full including foundations as referenced on Amendment drawings 1. The retaining wall to the rear of block A (as referenced on Amendment drawings 2) under the canopy area is to be removed in full and the natural ground level exposed to the top height of the first flight of steps in this area and regraded to safe angle of repose (1 vert : 2 horz) as drawing number 15200-SK/70-P2.
8	Public Pavement	Status of the public pavement to the front of the site	The pavement inclusive of any public highway works will need to be condition surveyed by the Contractor before works are undertaken. This paving slabbed pavement along the front elevation of the building with any other areas outside of the site boundary will need to be reinstated to their current condition. It is expected that the pavement to the front elevation will be closed for the duration of the works for which the Contractor will be responsible for obtaining such closure notices and any applicable fees. Temporary pedestrian diversions need to be included for by the Contractor to facilitate any closure.
9	Finished Hoardings	Will gates be required in the finished hoardings to allow access to the site	There will be a requirement to introduce gates to the hoardings . Please see updated pricing document

## St Marys, Old Secondary School Demolition

### Pre Tender Addendum Nr 1 (13/07/2016)

Reference	Item Reference	Query (Question)	Clarification (Answered)
10	Services	Please clarify the responsibility of shutting off the services	Please see page 10 of the services report by SJH Design. The attached revised pricing document includes these items. The Contractor is required to include all coordination and administration costs associated with these items of work in the tender outside of the provisional sum totals.
11	Site Boundary/ Highways	Please confirm whether the site boundary can be extended into the road with use of temporary traffic control.	The site boundary may be extended on to the public highway and footpath by permission of the Local Authority. As detailed in the preliminaries document the Contractor will be responsible for liaising and instructing those responsible for the highways on the Island. All associated costs to suit the Contractors proposed methods of working will be deemed to be included. For example, traffic management, hoardings, temporary road lights, temporary road markings, neighbour consultation etc.
12	Front Elevation Wall	MBA Document C20 Demolition; Item No. 360 Structures to be Retained it states that "Retention of bottom 600mm of front elevation to Block B" Please Clarify if this elevation and location is correct?	It is proposed that the granite faced wall to the road elevation of Block A will be demolished down to a level of 600mm from pavement level, with the granite set aside for re use at a later date in accordance with the tender requirements. Hoarding will be required on top of the wall flush with the granite on the pedestrian side not protruding onto the pavement. The hoarding will need to connect into the hoarding as indicated on the hoarding plan within the planning documents. The hoarding will be required to be left on site and become the property of the Client upon completion. The area west and east of the granite wall to block A will be as per detail section BB on drawing 15200 SK/70 rev P2

## St Marys, Old Secondary School Demolition

### Pre Tender Addendum Nr 1 (13/07/2016)

Reference	Item Reference	Query (Question)	Clarification (Answered)
13	Front Elevation Wall	MBA Drawing 15200/SK/70 "External Elevation (Assumed of Block B) to be retained to a maximum height of 600mm above ground level" Please confirm that this is only the granite wall section of the exiting building road frontage as the remainder of the building frontage is pillars and wooden structure which is unsuitable to be used as a retaining wall?	We can clarify that the only retained structure to the front elevation is the granite wall structure as indicated on the Hoarding layout plan
14	Temporary Surface	MBA Document C20 Demolition; Item No. 442 Site Surface at Completion and Details on MBA Drawing 15200/SK/70 "Temporary Surface: Cover the site with Crushed concrete blockwork masonry as 521" Please clarify the reasoning for this cover the levels of finish required and the placement specification?	General filling of low spots due to the natural ground level is not required. Where the MBA documents reference strategic stockpiling for stability this is to remain current.
15	Finished Levels	MBA Document C20 Demolition; Item No. 442 Site Surface at Completion and Details on MBA Drawing 15200/SK/70 "Levels: Grade the site to follow the levels of adjacent areas" Does this include removing high spots of naturally formed bed rock? Which 'adjacent areas' are to be followed, clarification required due the constructed and natural terracing seen throughout the site?	The requirement will be to remove all existing structures down to the natural bedrock. There will be no requirement to break out additional bedrock/natural ground level.
16	Filling of Basements	MBA Document C20 Demolition; Item No.430 Filling of Basements, etc; Please clarify which basements areas are to be filled to ground level	There is no envisaged requirement for filling of basements with certified crushed material. Ground levels are not expected to present basement areas upon completion.

## St Marys, Old Secondary School Demolition

### Pre Tender Addendum Nr 1 (13/07/2016)

Reference	Item Reference	Query (Question)	Clarification (Answered)
17	Drainage & Access	Details on MBA Drawing 15200/SK/70 highlight requirements for a fabricated berm and drainage channel to be created to prevent water egress off site, detailed in Section B-B. This Section of the site crosses the only real access and egress onto the site for plant, equipment and waste removal. Can this element be redesigned at the contractor's discretion to maintain sufficient site access during demolition?	This would in principle be acceptable as an interim measure during construction provided at all times that surface water run off etc. is adequately and correctly collected and discharged.
18	East Elevation Access	MBA Document C20 Demolition; Item No.150 "General: Keep in Place and Protect the following: External Stair Case and associated retaining structures along the east and west boundary to be retained to retain boundary" And Details on MBA Drawing 15200/SK/70.  Please clarify which retaining structures on the east elevation are to be retained other than the small Granite faced wall adjacent to the footpath / highway in front of Block A?	The footpath is to be retained to the east of the site from the highway up to the tennis court. The lower granite wall surrounding the Science Block (Block B) will also remain along with the flora between the block and the wall as per the planning details. Please see item 5 for further details.
19	West Elevation Staircase	Ref; Item 2.1.6 within MBA Visual Appraisal Survey 15200 Refers to a "Significant retaining structure forming part of external staircase"  Please clarify if the contractor is to assume the external staircase to the west elevation is constructed of mass concrete incorporating the full elevation from ground level, breadth & flight of the staircase? Or just the elements of the main building and staircase wall highlighted on drawing 15200 SK/40?	The nature of the stair case construction is unknown. Therefore assume the structure is mass concrete in full. As per 15200-SK/70-P2 the staircase is to remain. Please also note the requirement to place berm against the steps at the end of the project.
20	Exemption Notices	Will the Client obtain Exemption notices for the works for storing and processing waste on site.	The Contractor is responsible for obtaining all permits for the required works.

## St Marys, Old Secondary School Demolition

### Pre Tender Addendum Nr 1 (13/07/2016)

Reference	Item Reference	Query (Question)	Clarification (Answered)
21	TPO	Are there any Tree Protection Orders on any of the trees on the site	We are not aware of any TPOs in place for any of the trees on site.
22	Ecology	Will the Ecology report need updating prior to works commencing on site	<p>The Ecologist considers the report valid until July 2017 (Natural England usually consider negative findings valid for 2 years), whereas the LPA sometimes consider reports valid for only 1 year. Please note that although no current evidence of roosting bats was found during the 2015 survey period, absence cannot be assumed. A precautionary approach should therefore be adopted. The building contractors should be made aware that bats can roost unseen within the building(s) structure. If during works a bat/s is uncovered, the bat must not be handled and works must stop immediately (as soon as it is safe to do so). Advice must be sort from an experienced bat ecologist (Plan for Ecology:01326218839) or Bat Conservation Trust (tel: 0345 1300228). Please also note that whilst no evidence of nesting birds was observed within the buildings, it is possible that nesting birds could be present between March and early September. I understand that demolition is scheduled for mid - late September 2016. Whilst nesting birds are not anticipated to be present at this time, if during works an active bird nest is uncovered, demolition must stop immediately (as soon as it is safe to do so) and delayed until nesting activity has ceased.</p>