

Brunswick Centre

Relating to:

PROJECT PHASING AND SITE LOGISTICS OUTLINE REQUIREMENTS

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Table of contents

1. Summary.....	3
2. Introduction and Description:.....	5
3. Description of the Proposed Works	6
4. Access Routes & Handover of areas.....	10
5. Vehicular Movements, Deliveries and Parking	12
6. Site compound / movement, Temporary supplies & Welfare	13
7. Phasing	15
8. Neighbourly relations/Communications Strategy	16
9. Dust control, Cleaning & Noise	17
10. Hoarding	18
11. Fire	19
12. Schedule of Conditions	20
13. Site Waste Management Plan.....	21
14. Miscellaneous	22
15. Other.....	23

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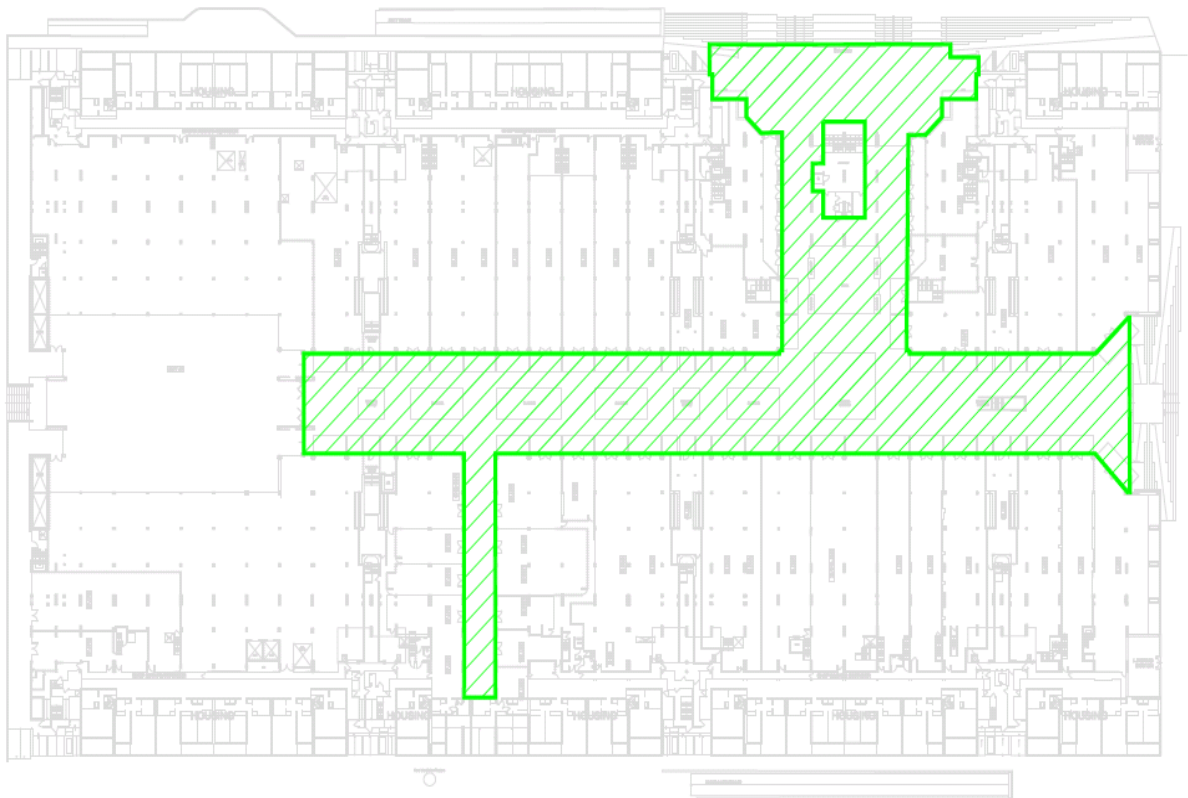
This document is intended to provide the tendering contractor with an outline of known site constraints and client phasing requirements to assist with assessment and development of the contractor's methodology and site logistics proposals as part of the tender submission. It is not intended to be prescriptive but it should be used to inform your tender proposals. You MUST submit your own detailed site logistics and phasing proposals as part of your tender submission.

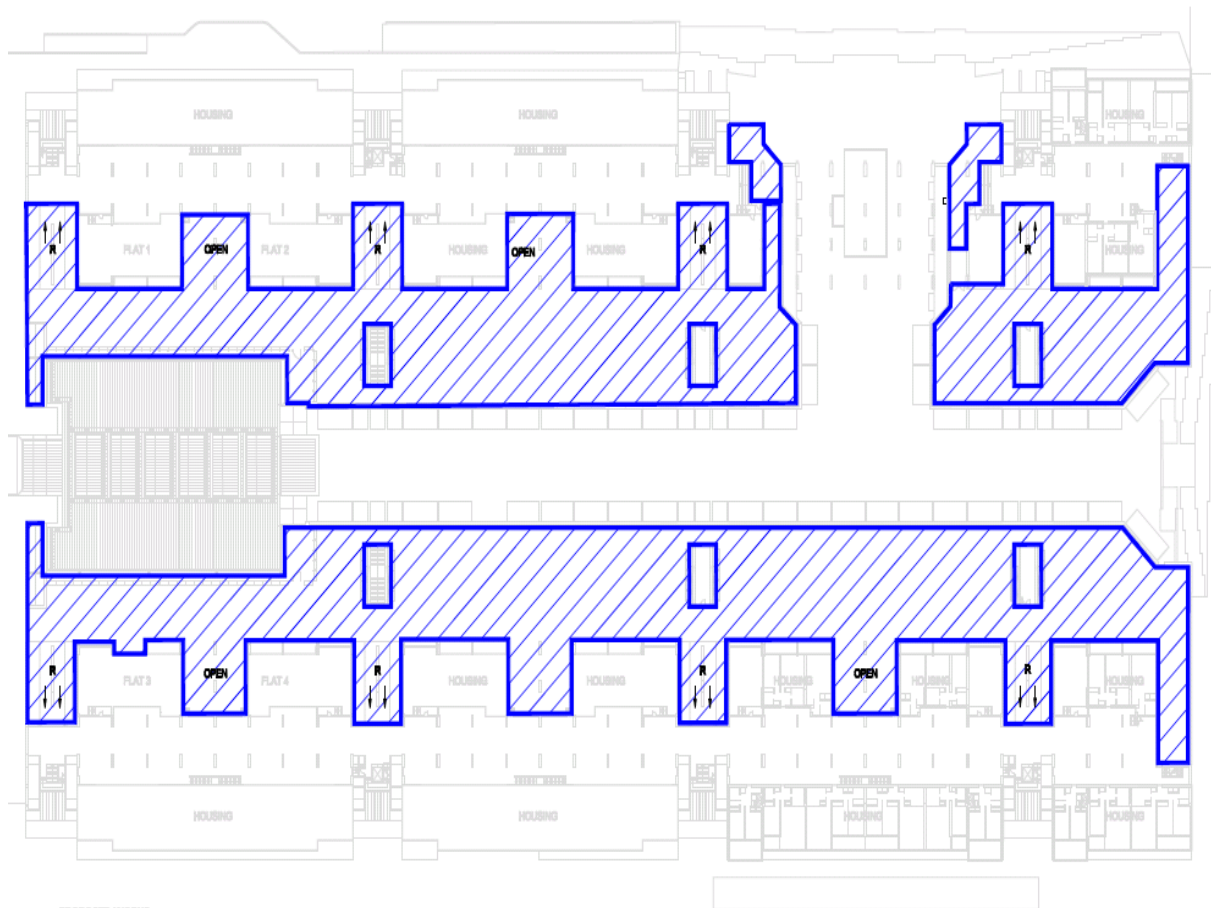
If you wish to deviate from the parameter information within this document please provide this within a supplementary alternative site methodology proposal.

1. Summary

This project is located at Brunswick Centre, London. It envisages:

- 12-18 months of replacement of roofs to Piazza and Podium including hot-applied waterproofing system, with screed build up, insulation to podium and replacement of granite slabs to Podium and Piazza levels. Replacement of existing symphonic drainage system with new gravity system.
- Works to Piazza and Podium are to run concurrently and are to be phased in accordance with proposed phasing plans.
- Replacement of Sarnafill roofs to staircase and plant enclosures to podium and small flat roofs adjacent to Renoir cinema.





2. Introduction and Description:

The Brunswick Centre is located on an island site of approximately six acres, bordered by Bernard Street to the south, Marchmont Street to the west, Handel Street to the north and Hunter Street to the east.

For the purposes of this document we have assumed that the Waitrose supermarket is located at the North end of the centre and Handel Street elevation is assumed to face due North and other parts of the property take their directional reference from this orientation.

The Brunswick Centre is a multi-purpose centre complex comprising 41 traditional retail units. These include various cafes and restaurants, plus a large Waitrose anchor supermarket, the Renoir Cinema and four kiosks. Car parking and storage are available on two underground levels. There are also 360 residential apartments which are let on a long FRI lease to the London Borough of Camden.

The complex has 2 basement levels (upper & lower) used as an NCP car park and storage area, accessed by a vehicular ramp from Marchmont Street and exited via another ramp into Hunter Street. Above this is a raised ground floor (level A), with two terraces of retail units arranged on either side of a central open paved pedestrian area, the "piazza". The Waitrose anchor supermarket is built across the north end and incorporating the communal entrance into the Centre from Handel Street. There are a number of public art pieces / external furniture to the piazza.

Residential accommodation is built above the retail units on either side of the pedestrian precinct, to form two handed, but otherwise generally similar, terraces, O'Donnell Court to the east and Foundling Court to the west. Each terrace comprises a mixture of three different types of apartment, and two-storey maisonettes. These are arranged back-to-back in a series of inward stepped wide fronted terraces on seven and five levels.

At podium level, the apartments are set well back from the shop frontage, with the exposed flat 'roof areas' of the shops providing communal paved terraces

Definitions:

The works will comprise the replacement of the roofs to the piazza and podium levels.

Piazza

Level A, the main shopping precinct, raised circa 2 metres above the adjacent public street levels and forming the roof of the underground car park and adjacent store rooms and back of house areas.

Podium

Level C, the flat roofs of the shops on either side of the central piazza within O'Donnell and Foundling Courts. They also provide an open recreational area for the private use of the residents with fob controlled access via stairs leading from the piazza and from the public streets.

3. Description of the Proposed Works

3.1 Piazza Level

Proposed works are intended to resolve the current reported problems of leaks to the car park below, slow drainage of surface water (ponding) and rising and falling granite surface paving apparently related to changes in temperature.

It is proposed to replace the current syphonic below slab drainage system with a gravity fed system to increase the rate that water drains from the surface and also reduce the risk of outlets becoming blocked. To further ensure rapid surface drainage it is proposed to install multi-slot drains joining the current outlet positions in the main retail area. This is intended to further reduce the risk of ponding surface water even in the event that one outlet has become blocked.

Drainage works to include:

- New gravity header within service road
- All existing symphonic rainwater pipework to be stripped out
- New rainwater pipes from podium /façade downpipes

A new waterproof system will be installed as outlined below with the intention of resolving the problems of leaks.

- Removal of existing paving and screed to designated areas in agreed sequence. Depth of build-up estimated to be approximately 150mm to 190mm.
- Clean and store removed granite for potential resale.
- Clean and prepare existing Waterproof finish (Procor) and apply new waterproof system. Perimeter junctions and upstands to have existing waterproofing mechanically ground off and prepared to receive new waterproofing.
- Apply new waterproof layer subject to design details and manufacturer's recommendations.
- Proposed build up –fast drying concrete screed to depths of approximately 50 to 110mm laid to falls to stainless steel multi-slot drainage channels, 25mm moist mix bedding mortar, mortar wash primed granite slabs laid close jointed to finish. Slab depth subject to size and grade of granite selected 65-75mm, capable of supporting occasional wheeled traffic up to 10 metre tonnes. Compressive joints formed to perimeter junctions with flexcell or similar and polysulphate sealant to head.
- Continuous movement joints to be formed through entire make-up of screed and granite surface; Flexcell or similar compressive board through screed and Ti-Lock or similar stainless steel movement joint through granite and bedding. Movement joints at approximately 30m centres. The structural slab at piazza level has reportedly no movement joints in it, if there are any uncovered following surface removal of these need to be reflected all the way through any new build up.
- To junctions with concrete at perimeter, ensure recesses to columns etc. are render filled to ensure smooth lap of waterproof membrane, 150mm above finished surface. Granite 'skirting' with sealant to head resin fixed to protect membrane.

3.2 Podium Level

Proposed works are intended to resolve the current reported problems of leaks into retail areas below, slow draining surface water and staining of slabs from balcony outlets discharging onto the surface.

As there are retail units below this slab, some provision will be made to insulate the slab within the limitations imposed by the current building i.e. the requirement to match thresholds to doors, tops of stairs and ramps.

A new waterproof system will be installed as outlined below with the intention of resolving issues with leaks. Works to drainage will include taking advantage of having an inverted roof with drainage below slabs as well as at surface level. This is in order to allow discharge from residential balconies not to run directly over the surface of the granite causing staining and potentially slippery algae to covered areas.

To reduce the risk of leaks into the retail units the existing through slab drainage points will be filled and sealed and water will be taken down the podium slope, through the parapet to downpipes and from there down through new openings in the piazza slab. In doing this the number of penetrations in the slab above retail units will be greatly reduced making it less vulnerable to leaks. Again, the new drainage system will be gravity fed.

Works to form the new build up are as outlined below.

- Remove existing paving and screed to designated areas in agreed sequence. Depth of build-up estimated to be approximately 150mm to 200mm.
- Cap existing through deck outlets and infill with concrete to ensure level surface for waterproof layer.
- Clean and store removed granite for potential resale.
- Remove existing Procor waterproof finish at perimeter and junctions.
- Lay screed to form a continuous fall from high point down to parapet walls of the podium deck. The screed depth will vary from approximately 50mm up to over 100mm. Depending on the screed selected, a separating sheet may be required between the existing waterproof layer and screed prior to pouring and similarly mesh reinforcement subject to screed specification.
- When the screed is dry apply new waterproof layer to manufacturer's instructions and design details.
- Above the waterproof layer loose lay approximately 50mm of rigid extruded polystyrene insulation board.
- Above this a filter sheet such as Roofmate MK or other similar approved which will ensure the majority of water will drain just below slab level further reducing the risk of leaks at low level.
- Lay granite slabs (45-50mm) on paving supports. In locations where a rainwater downpipe discharges directly onto the paving, replace a slab with a metal drainage grid to insure rapid discharge below granite surface, reducing staining.

- At the low edges of the roof (generally parapet edge) install an Aco type freeflow deck drain which gathers water at two levels.
- In locations where discharge through the parapet is not possible such as adjacent to the supermarket roof new outlets down through the slab will be installed in existing locations subject to M&E detailed drainage design.
- From these channel drains water will be taken via outlets formed in the parapet wall and discharge into downpipes located in web of steelwork between retail units.
- Downpipes positioned to correspond with steel columns in façade will penetrate the Piazza slab. However a concealed channel from downpipe base to the opening in the slab will be required to ensure new openings avoid existing concentrations of reinforcement. The distance required is a minimum of 1.5m from column to new opening.
- To junctions with concrete at perimeter, recesses to columns etc. are to be render filled to ensure a smooth lap of waterproof membrane, 150mm above finished surface. Granite 'skirting' with sealant to head resin fixed to protect waterproofing layer.
- To junctions with granite slopes, remove granite as per the remainder of the podium and take waterproofing treatment up to full height of granite. If required cills may need to be extended or replaced.
- To junction of stair from Piazza level – locally adjust paving levels with raked insulation to meet stair landing level.
- To junctions with projecting vents and upstands to infill offices. Remove existing granite; ensure there is adequate height to maintain a waterproof level 150mm above the adjacent surface level.
- Granite lined sloping tree pits to be opened up, waterproofed and reconstructed to match appearance of existing. The exact form of construction subject to confirmation when existing is uncovered. Provision for drainage from pit to be made.
- At podium level there are structural movement joints at slab level which continue vertically through the building and parapet wall. Cut out and replace what is there at slab level with an appropriate movement joint system such as Sikaflex Pro-3 which is an elastic joint system. The movement joint will need to be followed through any rigid build up above. The waterproofing system selected will have its own proprietary or recommended detail for following the movement joint. The inverted roof insulation and slabs on spacers system, does not need to follow the movement joint as the entire surface is able to move if required.
- Replace the movement joint in the parapet wall with a proprietary joint system such as SikaHyflex – 250 on closed cell polythene backing rods, as appropriate for vertical surfaces. In addition the vertical joint between each pre-cast parapet unit to be similarly replaced

3.2 Underground Car Park Levels

The existing drainage system which penetrates through the Podium and Piazza are collected in the siphonic drainage system. The siphonic drainage system is to be removed and replaced with a gravity fed system principally constructed from cast iron to varying diameters. The new downpipes from the Piazza and Podium will eventually accumulate in the new downpipes which will discharge to

The existing underground drains which are not due to be renewed.

All previous access routes will are to be infilled with concrete.

4. Access Routes & Handover of areas

Please note: The shopping centre will be occupied for the ENTIRE duration of the project. Note care must be taken with all routes that will involve both operative, building occupants and the public.



Contractors Site Setup Areas – Coloured Blue

Hoist/Piazza Gantry – Coloured Green

Direction Arrows – Coloured Orange

Please note that some of the restaurants have outdoor seating which will have to be temporarily relocated to an adjacent section during the works.

Access to the individual retail units will need to be maintained throughout the works. When a retail unit is within a section of works then access will need to be maintained via one leaf of the double entrance door whilst works are being undertaken on the other leaf. The nature of this access will need to be considered and implemented by the Contractor on an individual basis.

5. Vehicular Movements, Deliveries and Parking

Please note there is no free parking available at all within the Brunswick Shopping Centre and the contractor will need to make their own arrangements. Metered parking is available on the adjacent side streets and ticketed metered parking is available within the Brunswick Centre. Parking on roads by contractors within half a mile of the site will not be permitted. It is recommended that public transport is utilised for site staff and operatives as parking near the centre is extremely limited and in use by the local residents and customers of the shopping centre.

All site related vehicles (trucks / vans / deliveries) must be scheduled in such a way so as to NEVER block the service roads into the Centre. The site compound area identified on the enclosed drawings has been made sufficiently large to enable vehicular delivery within the site compound.

The main contractors compound must be from Handel Street. A second site compound area to access the Bernard Street end of the shopping centre and the Podium level adjacent to Renior Cinema is indicated. This is solely to be used for access when undertaking works to these areas and must be removed, cleared and made good as soon as possible.

The availability of these site compound areas has not been researched and securing permissions to use these are entirely the contractor's responsibility.

The contractor should indicate clearly in their tender programme when the site set up is to commence as the contractor will be required to give sufficient notice to the surrounding residents and retailers. The contractor should also indicate on the tender submission their proposed methodology for site deliveries to comply with the above restrictions.

Deliveries:

It should be noted that deliveries of any sort to the site and any goods movement will be restricted to the following:

- Monday to Friday **8am – 6pm**
- Saturday **8am – 1pm**

No noisy works are permitted bank holidays or Sundays.

6. Site compound / movement, Temporary supplies & Welfare

Site Compounds

The contractor will be allocated areas for site compounds and a contractor's compound in which they will provide suitable accommodation for welfare, materials, waste and office accommodation as described in the project preliminaries and as necessary to undertake the works. The areas indicated are for the contractor to advise and obtain all necessary consents, of which the costs are to be met by the contractor.

The contractor should allow for connecting the compounds to water and power connections as described later within this Logistics Plan. These should be provided with check meters with readings agreed immediately upon installation and at completion.

The site compounds and contractor's compound should be fully hoarded in a presentable and workmanlike manner free of signs and advertising except for the required health and safety and warning signage. The Contractor's and Site compounds are shown below with suggested extent of external hoarding lines, access routes and indicative phasing:



Please note that no internal spaces are to be used for site offices and welfare facilities. The contractor is responsible for providing these facilities within the contractor's compound.

Personnel movement:

Construction personnel movement across the site are to be retained to the areas as indicated. No construction personnel are to use the residents access/egress unless in an emergency. Any personnel using residential routes will be removed from site.

Utilities

It is expected that contractors will be able to connect into the site's existing water and power connections, however this is still to be confirmed. Any permitted connections will need to be paid for by the contractor and this will include for any check meters to be installed. Continuation of services (power, water and heating) must be maintained.

- Power – It is likely that connection to existing power for the contractor's compound only would be available. Therefore the contractor is to confirm their specific requirements as part of their site logistics/methodology and to advise of the present loadings.
- Water – It is likely that connection to existing power for the contractor's compound only would be available. The contractor is requested to propose a solution as part of their methodology.
- Gas – No connection is permitted.
- Telecoms / IT – For the purposes of this tender it is expected the contractor will arrange their own telephone / data connections. Connecting to the existing supplies will not be permitted.

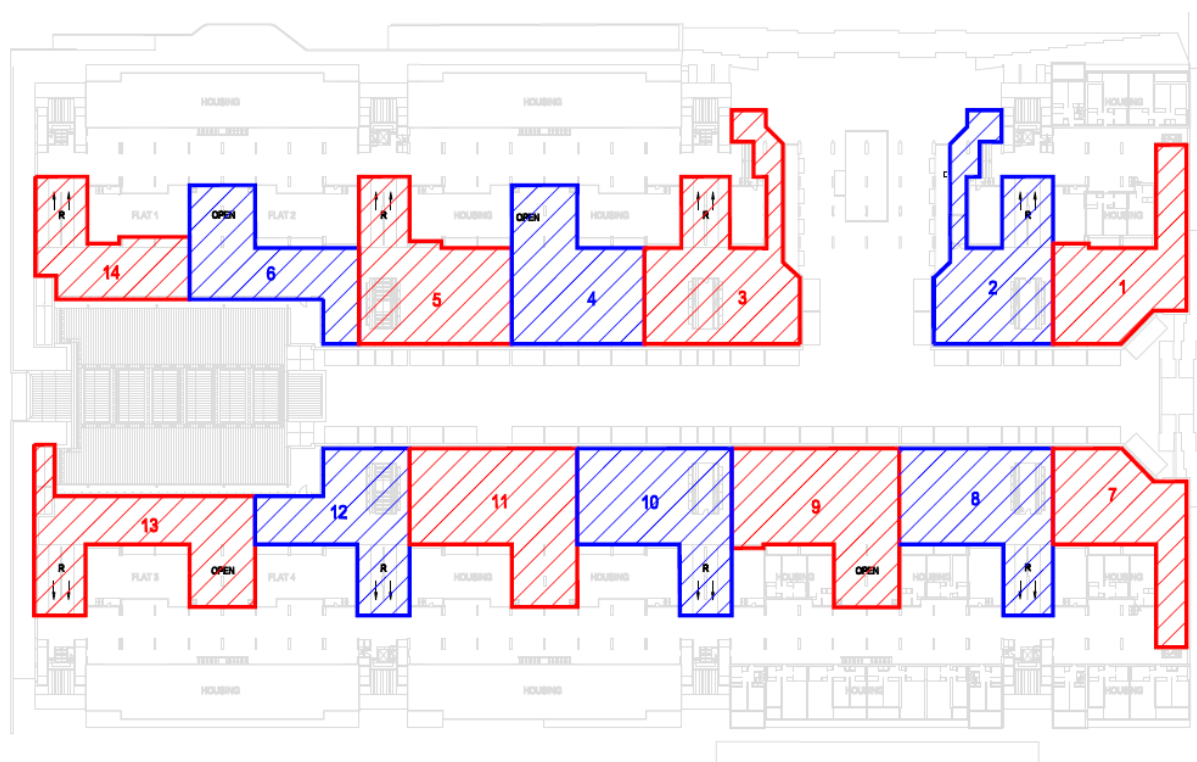
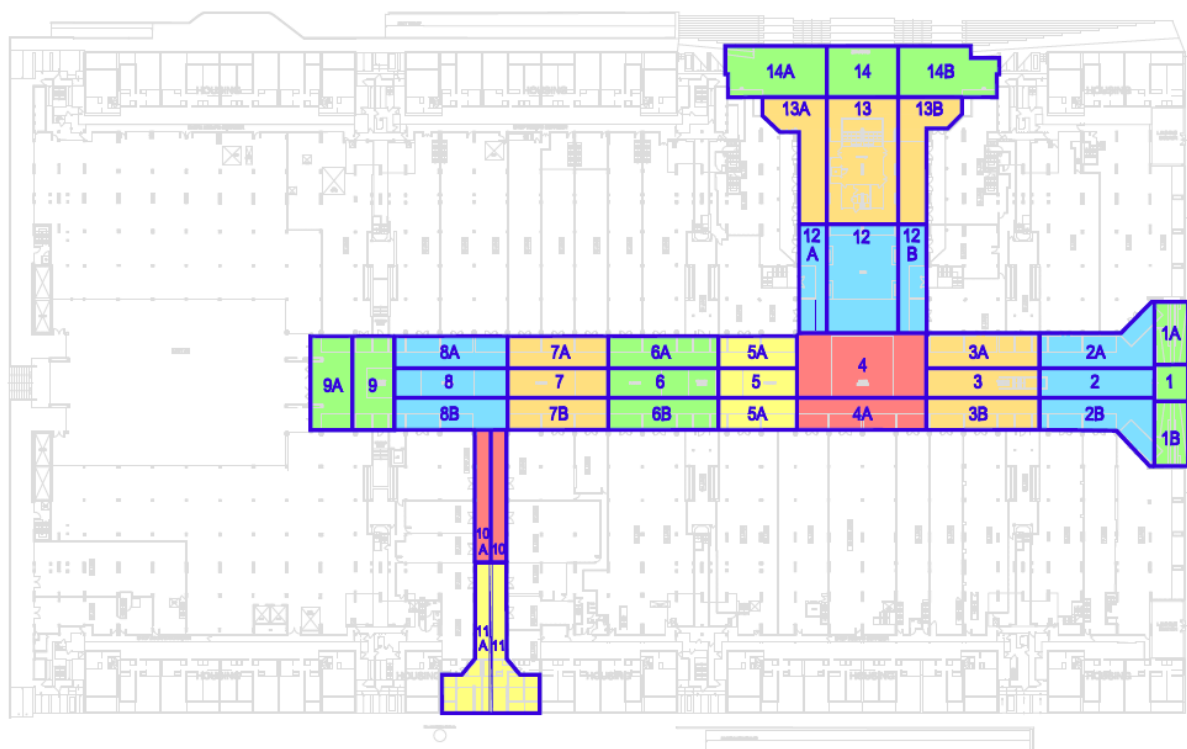
Hoist

If the contractor chooses to use a hoist to transport materials to the first floor, the contractor shall design and install a suitable hoist to enable plant, materials and labour to be transported from ground level to 1st floor as appropriate. The hoist shall be suitably sized and rated and take the likely loads imposed by plant, labour and materials and key components, notably mechanical, electrical and medical gas plant.

7. Phasing

The drawings below show the proposed phasing of the works to the Piazza and Podium levels.

Works to the Piazza are to be carried out to one third of the width at a time to ensure that the thoroughfare is maintained.



8. Neighbourly relations/Communications Strategy

Consideration must be given to the surrounding areas/retail units/neighbours/residential tenants in relation to the use of site vehicles and any disruption. The use of delivery vehicles must be phased in such a way that the impact on the surrounding neighbours is minimised.

Neighbourly relations are of paramount importance. The execution of the proposed works and noisy works must be sensitive to this relationship. The contractor must commit to providing a simple weekly update to distribute to the residents and retail units on the site (who is responsible for this is to be agreed but the contractor should nominate a community liaison officer within their team). The Brunswick Centre Manager should, at all times, be kept abreast of the project progress, especially with regards to potentially disruptive works, e.g. Excessive noise, interruption of vehicular access, out of hours work etc.

9. Dust control, Cleaning & Noise

Noise and vibration

The site is fully occupied therefore the contractor must minimise noise and vibration throughout the contract period. Any noisy works undertaken must be carried out between the hours of 08:00 – 18:00 Monday – Friday and 08:00 – 13:00 Saturday. Where it is necessary to cut through concrete/brick/asphalt etc., the contractor shall use least disruptive method available in terms of noise and vibration.

Demolitions and Alterations

Where existing services, building fabric, finishes, fixtures and fittings need to be removed to allow alterations to be undertaken the contractor shall keep this to the minimum required for the works to limit disruption, and should allow for full reinstatement.

Dust Control

The contractor must minimise dust creation throughout the contract period and ensure suitable suppression, extraction and bagging equipment is used at all times.

It is of particular importance to avoid dust spreading to occupied areas within the complex.

Cleaning

The contractor must provide frequent cleaning throughout the contract period.

It is of particular importance to ensure that occupied areas are cleaned immediately any need arises.

10. Hoarding

Hoarding

The hoarding should fully enclose the work site and contractor's compounds vertically. The hoarding must be of good quality, and free of advertisement. Please include details of the proposed hoarding as part of your tender submission.

Site Board

The contractor will be expected to provide a site board (minimum 2440 x 1220mm 5mm Foam Board): with the following information to be included on it:

Insert image of scheme		BIS Postal Logo	
		Project Management: (Insert logo)	Cost Management: (Insert logo)
		Architect: (Insert logo)	Structural Engineer: (Insert logo)
		Building Services Consultant: (Insert logo)	
Logo of Brunswick Shopping Centre	Small description of works Title of Project	Main Contractor: (Insert logo)	

Graphics to be high resolution images.

11. Fire

Means of escape

The contractor should familiarise themselves with the means of escape from each area. All routes to escape are to be kept free of stored materials, plant, tools and equipment and during the working period the contractor's operatives should be prepared to move quickly in the event of an emergency.

All lockable doors/hoardings to include break glass tubes to facilitate prompt means of escape.

Signs

The contractor shall provide all necessary temporary fire prevention, precaution, instruction and directional signage throughout the works.

Fire Fighting Equipment

The contractor should provide portable fire fighting equipment for the full duration of the works to meet their own fire safety requirements.

12. Schedule of Conditions

The contractor will be required to prepare detailed written and photographic schedules of condition of the areas of work prior to commencement to be reviewed by the Project Manager.

One hard copy and 2 disk copies are required of each schedule. Schedules will set out in tabular format:

Location	Element	Construction	Condition	Photo number
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Schedules will be required for:

- All external areas, stairs and entrances used for access to work site locations
- External compound areas
- Trees and vegetation
- All elevations on which work is being carried out
- All roofs on which work is being carried out
- All other areas to the Piazza and Podium on which work is being carried out

13. Site Waste Management Plan

Waste Management

The contractor shall comply fully with Site Waste Management Plan Regulations 2008 and shall also comply with Camden Council's Environmental Waste Management policies.

14. Miscellaneous

It is expected the following conditions will be required as part of your standard site set up for this project as part of the planning permission conditions.

While some of these have been addressed specifically elsewhere in this document, the contractor **MUST** demonstrate provision for the following site methodology and logistics in your tender presentation:

- Provision for loading/unloading materials
- Storage of plant, materials etc.
- Temporary site access (including the temporary removal of existing fittings etc.)
- Measures for reducing dust and noise
- Measures to protect any tree, shrubbery and other landscape features during the works (please refer to the aboricultural survey included within the tender documentation).

15. Other

Consideration should be given to the early procurement of activities where required by the programme.

The dates indicated in the programme for site availability are assumed to include for the contractor's preconstruction/lead in/mobilisation period.

The phasing of asbestos removal works must be considered carefully to maximise programme opportunities wherever possible.

Watts.