

ALEXANDRA HOUSE & CARETAKER LODGE DEMOLITION -

TENDER ADDENDUM NO. 1

1.1 Type 3 Survey

A Type 3 Survey has been undertaken for this site.

The Tenderer is instructed to remove the provision sum of £10,000.00 included under 'Provisional Sums' on page FT/29 and price the works using the type 3 survey.

The Type 3 Survey is attached.

1.2 Japanese Knotweed Contaminated Zones

The Japanese Knotweed Contractor has advised that a 5m perimeter exclusion zone from the areas containing the Japanese Knotweed must be maintained by the Demolition Contractor during the demolition. This zone only needs to remain until the Japanese Knotweed has been certified as dead by the Japanese Knotweed contractor. This is expected to occur in mid-late November. The Tenderer must allow for the completion of all items to be demolished under the contract within the Japanese Knotweed exclusion zones after the certification of the knotweed as dead.

Refer *Appendix 7* to the Contract Specification for plans showing the location and extent of the Japanese Knotweed infestation.

1.3 Items listed for retention

The contractor is to note that the following items have been listed by the London Borough of Camden Planning Authority as items to be protected and retained.



Image 1 – Stone Plaque No.1 to be removed and returned to the Contract Administrator. This item must not be damaged.



Image 2 – Stone Plaque No.2 to be removed and returned to the Contract Administrator. This item must not be damaged.



Image 3 – 2 of the 4 x gate piers, all 4 of these are to remain as existing and must not be damaged throughout the duration of the contract.

1.4 Tree protection specification

The contractor must protect all trees covered within the Tree Protection Order for this site in accordance with BS 5837 and in consultation with the London Borough of Camden’s Arboriculturist as directed by the Contract Administrator.

Refer to the attached Tree Protection Order Plan which identifies all trees covered within the Tree Protection Order for this site.

1.5 Removal of basements & number of buildings to be demolished

The Contractor is to note that any basement areas should be demolished as follows:

1. Break out basements to existing building down to a depth of 2m below existing ground level
2. Penetrate the basement floors to allow drainage
3. Backfill with clean hardcore (demolition materials may only be used if certified as clean)

1.6 Items existing in 3 hostel buildings, caretakers lodge and boiler house

The Tenderer is to note that there is a large amount of existing equipment in the boiler house which is to be removed as part of this contract. Please see photos below for further information. The Tenderer will have been deemed to satisfy themselves as to the extent of all remaining items on site that are to be removed as part of this contract during the tender site visit.



Image 4 – Boiler House Interior



Image 5 – Boiler House Interior

The tender is to note that the existing hostel building and caretakers lodge contain a small amount of existing furniture and equipment within most rooms including but limited to the following items: fridges, washing machines, beds frames & mattresses, tables & chairs, chests of drawers. All existing items on site of equipment, furniture and fitting and any other loose items are to be removed and disposed of as part of the demolition scope under this contract.

1.8 Demolition Programme

An indicative programme of 16 weeks has been nominated for the completion of the works under this contract by the Quantity Surveyor. This programme allows for the final completion of works within the Japanese Knotweed exclusions zones following certification by the Japanese Knotweed contractor to proceed in mid November.