



CONSTRUCTION MANAGEMENT PLAN

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| Contract: | 60 Bed Care Home, Bicester | Contract No: | C??? |
| Compiled By: | Tony Kilgour | Date: | 22.11.13 |

Environmental Impact Management

Wildgoose construction ltd operate an environmental management system that complies with BS EN ISO 14001:2004.

The site compound will have no external lighting that will increase the existing lighting levels of the site.

Prior to commencing on site, Wildgoose environmental checklists will be completed WCL 202 & WCL 203, to identify the environmental aspects of the project.

During the construction process, whilst informal daily environmental monitoring will take place, formal inspections, using forms WCL 200 & WCL 203 will be completed.

Procedure for Maintaining Good Public Relations (including Complaint Management, Public Consultation & Liaison)

Prior to commencing on site, a letter drop to the nearby residential and commercial properties will be undertaken to communicate the commencement of the works, the process will be repeated where there are large scale vehicle movement taking place, e.g. delivery of structural steelwork and concrete pours, in addition the school newsletter and website will also be utilised to communicate the commencement of the works.

The site will be registered on the Considerate Constructors Scheme and adhere to its code of practice.

The Considerate Constructors complaints procedure scheme will be used will use to deal with any complaints that arise.

The Site Manager is empowered to deal with any complaints initially, however should he not be able to deal with the complaints satisfactorily, then additional support from head office will be given.

Dust, Noise, Dirt, Vibration & Exhaust Fumes

Wildgoose Construction are registered under ISO 14001 for environmental standards compliance and will be audited during the contract on this matter.

To this end subcontractors will be required in turn to demonstrate that environmental controls are in place. This will include ensuring the following take place:

1. Plant is in good working order and regularly maintained.
2. Dust is suppressed at source by employing damping procedures.
3. Waste materials are disposed of in the skips provided.
4. The quietest plant is chosen to carry out the works (silenced compressors and generators etc.)



A protocol for dealing with disturbances / nuisance caused by noise will be established.

(Please Note : that we do not envisage vibrations to be an issue during the course of the project.

Deliveries (Plant & Materials)

All deliveries of materials and plant will be coordinated by the Wildgoose Construction site team. All orders for plant and materials either ordered directly by Wildgoose Construction or via our supply chain will be accompanied with clear directions to the site including information highlighting which approach roads to use.

All deliveries will be planned in advance.

When a delivery reaches site the driver will utilise the pull-in area provided immediately inside the site gates to ensure his / her vehicle is off the main carriageway. The delivery driver will report to site office to sign in and will then be accompanied by a banksman or representative of the company they are delivering to ensure their safe access onto and off the site.

Delivery Times

Delivery times will be between 9.00am and 3.00pm Monday to Friday.

There will however, be exceptions to this where due to the construction process, deliveries will be required outside these hours i.e. delivery of structural timber and steel work, large concrete pours, where continuity of deliveries is required to ensure the concrete slab bays are completed, tarmacadam operations etc.

Site Signage

In conjunction with carrying out the setting up of the site and erection of the fencing/barrier systems, Wildgoose Construction intend to provide a comprehensive package of site signage in line with our SHE guidelines.

This signage would include the following:-

1. Delivery directional information (including finger boards).
2. Safety/warning signage.
3. Pedestrian directional information.
4. Health and safety information including hazard board (see Appendix 3 attached, this will be positioned at the site entrance).
5. Statutory signage.
6. Corporate signage.

The above signage would be displayed around the perimeter of the site fixed to the fencing and at the entrance to the site. In addition to the above, signage will be procured as necessary to provide information associated with any works carried out outside of the site perimeter fencing i.e. when forming the new ramp onto the highway.



Prevention Measures

It is Wildgoose Construction's intention to install the tarmac base course to the access road and car park as early as possible.

This strategy will provide a relatively clean solid surface which will allow vehicles (including emergency vehicles) to traffic this site without picking up mud / dirt on their wheels.

Vehicles will be checked for cleanliness prior to leaving site and action taken in the unlikely event tyre cleaning is required.

Periodically, as and when required a road sweeper will be brought to site to generally keep the roads in good condition.

Roads and pavements will be kept clean and tidy to the reasonable requirements of the Local Authority highways.

Waste Management

Wildgoose Construction Ltd is a Bronze Member of the BRE Smartwaste scheme and uses the BRE Smartwaste tool for waste management.

During construction, where possible at site level, separate skips are used to enable segregation of waste at source, however, due to site restrictions, it is not always feasible to do this, so a mixed skip may be used.

The waste management contractor will be responsible for segregating waste at their waste transfer station.

The waste management contractor will provide monthly recycling figures for the transfer station.

Each skip will have a transfer note, in accordance with current waste management legislation; in addition, form WCL 140 is completed.

At head office, form WCL140 and the transfer ticket are cross referred with the actual weight of the skip contents that are supplied by the waste management contractor, to calculate the actual contents of the skip.

This is then cross referred with the monthly recycling figures that are supplied by the waste management contractor (these are the same as the Waste Management Contractors Monthly return to the environmental Agency).

The data is inputted onto the BRE Smartwaste tool and records generated.

At the end of the project, a project review is undertaken and a report completed on the BRE SMARTWaste tool.

OUTLINE OPERATION METHOD STATEMENT

General

This Outline Tender Method Statement should be read in conjunction with the Construction Method Statement and the Proposed Site Layout Plans, which show the access and site set-up arrangements throughout the different phases of the works. These may need to be developed or amended after consultation with the client and



outside parties, and will be incorporated into the Construction Phase Health and Safety Plan.

Programme

Critical Procurement Items

The following items need to be completed / instructed to enable the works to commence on the 20th January 2014:-

- Notice to Highways for carrying out the foul water connection in Telford Road.
- Notice to Thames Water for the foul connection to Telford Road.
- F10 notification to be issued to WCL.

Access

Access and egress to the site for all vehicles will be via Skimmingdish Lane. Delivery vehicles will be unloaded by forklift or mobile crane and materials lifted to the required position or stored in the storage area on site.

All site personnel will park their vans and cars on site in the designated areas.

Site personnel access into the building will be via the new entrance on the south side. External access for envelope and roof works will be via access scaffolding and integrated temporary staircases.

The site boundary will be enclosed with Heras type fencing at all times, with lockable gates to the site entrance. The temporary fencing will be adjusted to suit the different phases of the works.

Site Accommodation

Site cabins will be positioned in the location shown on the plan. These cabins for offices, meeting room, canteen, drying room, storage and toilets will be connected to the existing local services, where available or temporary provisions made.

Construction Methodology

Enabling Works

Erect temporary fencing around the site area.

Provide temporary services to the welfare area.

Lay the sub-base to the access road, car park & welfare areas.

Surface the access road & car park.



New Build Care Home

With the site clearance works underway, the excavations and placing of concrete for the building footings will commence.

Any holding down bolts that are required will be cast into the building foundations.

The 2no lift pit bases will be cast as the foundation works progress.

Once sufficient foundations have been completed, the below ground steel and blockwork structure works will commence. Any service penetrations that are required into the footprint of the building will be placed during this operation.

When the substructure masonry is in place, the ground floor precast planks will be installed by means of a mobile crane and/or forklift. These precast concrete planks will subsequently grouted into place.

With the ground floor precast planks grouted in place, the masonry from the ground floor to the 1st floor will be built. Where required throughout, access will be by means of a scaffold.

Following the building of the load bearing masonry walls and the placing of any associated support steelwork, the precast concrete planks will be placed and grouted to the 1st floor.

With scaffold edge protection in place, the masonry walls to the 1st floor will be built. These walls will support the timber joist roof system and the precast planks to the area of the 2nd floor.

The precast planks will now be placed & grouted to the 2nd floor area. Once these planks are fully installed, a lightweight framework is installed. Blockwork will now be built up to the height of the roof joists.

Following additional access scaffold installation, timber roof joists are now placed and secured throughout. A single ply roofing system (including insulation, waterproof membrane, copings flashings and soffits) is installed to falls over the timber joists. Materials for this operation will be loaded by means of a fork lift. The mansafe system to the roof area will be fixed after the main roof is completed.

Aluminium RWG's are fixed as the gutters are formed. The wall cladding panels, louvers, curtain walling/windows are installed using the scaffold access, with the through colour render following as sections are completed. Parapet cappings and fascias complete the envelope works.

Internally, the floor screed will be prepared and placed in large sections when the floor above has been made weathertight. Lower slabs will be cast first and higher slabs afterwards.

When the screed has cured sufficiently the studwork walls will be built to the en-suites. Mechanical & electrical 1st fix will progress as areas become available throughout. The suspended ceiling grid will be installed along the corridors following the M & E 1st fix to these



areas.

Following the M & E 1st fix, plasterboard walls & ceilings are installed along with 1st fix joinery items. With door casings, window boards etc installed, a plaster skim coat will be applied to the walls and ceilings.

Plaster coving may now be installed to the relevant areas. Once the plaster has dried sufficiently, a mist coat is applied to the walls & ceilings. 2nd fix Mechanical & Electrical plus joinery items and ceramic tiling will now take place.

Final decorations followed by any soft floor finishes that are required, will now commence.

All necessary fixtures, fittings & signage will be installed following the installation of the floor finishes. These items will include any desks, counters & Served items that are needed.

The testing and commissioning of the mechanical & electrical installations, along with internal mastic sealing, air test, snagging & cleaning conclude the building works.

External Works

As the building foundation works move away from the west of the site, the footings for the masonry boundary walls will be placed as required.

The sub-floor foul is laid as the groundbeams to the building are being constructed.

The attenuation area is excavated and the materials removed from site.

Attenuation pipework is laid and backfilled.

The drainage works to the road and car park are then completed.

The slab for the foul water pump chamber is cast and the pipework laid to the site boundary. (A separate method statement will be produced for the foul water connection works which will take place outside of the site boundary).

Incoming electric ducting, water and gas pipes and BT ducts are laid from the road into site.

Sub-base and kerbs are placed to the access road and car park.

Tarmac base course is placed to the access road and car park areas.

The masonry boundary walls will be constructed as required.

Cabling etc can be carried out by the relevant service authority.

Footpath edgings along with ducting for the external lighting will be installed.

Surfacing around the perimeter of the building will be carried out as the envelope works are completed.



The main landscaping and fencing works will be carried out as areas become available.

Wearing courses, road markings, signs, lighting and landscaping are then done.

Gazebos and garden furniture are placed.

Clearing away temporary fencing

Temporary fencing is repositioned and the new boundary fencing erected around the site.

Surfacing and linings are laid throughout.

Cabins are removed and the site cleared.