

## **APPENDIX I5 – TEMPLE ISLAND ARENA – SCOPE OF ENABLING WORKS PRE CONTRACT**

Bristol Arena Project July 2018 Cabinet Paper

1. At the Cabinet meeting of 4th April 2017 a budget was agreed for Enabling Works and the pre-ordering of elements of work/materials. To date this budget has been largely unspent.
2. It is intended that Enabling Works utilising the agreed budget will commence in late 2018 to mitigate project cost and programme risks. The criteria for undertaking enabling works will be that they offer one or both of the following benefits to BCC:
  - i. They will provide additional information about the site prior to signing the construction contract. This information will reduce risk and associated costs.
  - ii. They are essential works that can be undertaken prior to the signing of the construction contract which will improve the value of the site and reduce the Arena construction programme duration and associated costs.
3. These Enabling Works will be undertaken by BGCL under the terms of the PCSA which allows works to be instructed under the same terms and conditions as the proposed main construction contract. This ensures market competition and full transparency of cost through the open book contract (NEC Option C Target Cost). In undertaking these works, BCC are in no way obliged to proceed into the main construction contract with the PCSA Contractor. BCC's obligations are limited to payment for the contracted and completed Enabling Works.
4. The extent of Enabling Works undertaken will be dependent on the agreed Programme; the following list of activities are indicative of the type of works that could realise the benefits described above:
  - i. Site Investigations and Design Approval
  - ii. Specific ground and structural investigations
  - iii. Test Piles
  - iv. Pile Probing
  - v. Design samples and mock-ups
  - vi. Site Setup and Preparatory Works
  - vii. Hoardings, fencing, signage and gates
  - viii. Site access and security setup
  - ix. Site clearing, levelling and grading
  - x. Demolition and removal of concrete structures and obstructions
  - xi. Temporary utility connections
  - xii. Site preparation and drainage
  - xiii. Environmental protection measures / remediation
  - xiv. Construction of haul roads and laydown areas
  - xv. Enabling Works to the A4 Bath Road wall and River Avon wall
  - xvi. Improvement works to the A4 slip road
5. The extent of the works will be confirmed by the BCC Project Management Team in conjunction with the BGCL and the BCC Cost Consultant.