

6 - External Works

Refer to drawings in Appendix C

Follow the aesthetic set for the development as a whole as set by Phases I & II and more particularly the intent in the Appendix C document

Ferrous fibre shall not be used in any of the structural elements of the buildings except where it is to be encased in screed of a minimum of 37mm thickness.

EXTERNAL WORKS

6. Complete buildings and building unit

- 6.1. Shelters, pergolas, buggy parks and the like as described more particularly on drawings and other details

7. Work to existing buildings (NOT APPLICABLE)

8. External works

8.1. Site preparation works

- Vegetation shall be removed
- Levels shall be reduced to provide finished levels, inclines and the like conducive to an interesting setting; specifically the site shall not be set to a uniform fixed level
- The sand berm between the site and the beach is to remain, caution is to be exercised so as to minimize the potential for damage to the berm and its vegetation growth

8.2. Roads, paths and pavings

- Roads paths and pavings are to follow the routes and lines indicated on the development's layout drawing Appendix A
- Details of the external works are to follow the design intent and details on the external works drawing in Appendix D
- Roads are to be surfaced with asphalt/Macadam and not concrete
- Paths are to be as indicated on the Appendix D drawings and details
- Roads and paths shall be illuminated using low level bollard lights manufactured using non-corrosive materials, lenses shall be of materials not subject to ultraviolet degradation
- Lighting shall be controlled by a 24 timer clock
- The arrangement of circuits is at the discretion of the Contractor

8.3. Planting

- Phase's I & II of the development have now reached practical completion and progressively, as the defects liability periods expire, the Employer is taking responsibility for the up keep of the existing planting through directly employed staff and landscape subcontractors.
- The Employer will take responsibility for the design of the planting of Phase 3A and for the growing and placing of plants and trees
- The Contractor is to be responsible for the importation and placing of topsoil to the planted areas
- All areas within the Phase 3A site on which structures, pavings or other hard surfaces are to be placed and which not indicated as for the planting of shrubs shall be deemed to be "grassed areas"
- Topsoil in grassed areas is to be 150mm deep
- Topsoil in shrub and boarder areas is to be 300mm deep
- The Contractor shall design the locations of shrub beds and the

Contractor's landscape architect shall agree with the Employer the plants to be used, the plants will be supplied and planted by the Employer, the cost of supplying and planting plants shall not be included in the contract sum

- The Contractor shall be responsible for the planting and establishment of grass to the grassed areas – once established and after practical completion of the works the Employer will take responsibility for maintenance
- The Employer's directly employed staff and subcontractors will be responsible for the excavation of tree pits and the like

8.4. Fencing, railings and walls

- To Contractor's design to meet the overall planning document requirements (Appendix A)
- The Contractor shall provide such temporary fencing and hoarding as is necessary for the safe and efficient operation of the site

8.5. Site/street furniture and equipment

- (*Specifics to be issued relating to specific items such as benches, waste bins, decorative sign-posts, drinking fountains and the like*)
- (*Specifics to be issued relating to pergolas, buggy parks, planters etc*)

8.6. External drainage

- The foul water disposal installations shall be connected to the Marriott hotel and resort complex's waste treatment plant; the Contractor is to allow for all works within the site and external to the site to make this connection – fees and charges for the connection itself as charged by Marriott will be met by the Employer direct
- Drainage to be plastics pipelines
- Manholes, inspection pits and the like to be of concrete and masonry construction
- Manholes to be provided to metal covers, suitable for passing traffic (pedestrian, buggies, motor cars, goods vehicles etc)

8.7. External services

- The main infrastructure for the development has been installed, the Contractor is to connect to this infrastructure
- The Contractor is to ensure that services to the existing buildings in Phases I & II are not disrupted and that ideally necessary service outages are minimized; the Contractor shall ensure that a protocol is agreed with the Employer and managing agents to keep occupiers of the existing units aware of necessary outages and their timing
- All external services shall be buried
- External services shall be routed within plastics ducts
- External services other than where entering buildings shall be a minimum of 600 mm below finished ground level
- The Contractor shall water test all disposal pipe lines and water supply pipe lines, the Employer shall be informed three working days before

the commencement of each test and be afforded to opportunity to witness the test

8.8. Minor building works and ancillary buildings

8.9. Pools and Ponds

Decorative Pool

- The large 'decorative pool' to the north of the Poolside Cottages is not intended to be used for bathing, it is purely decorative
- The pool is to be between 1'6" and 2' deep and of concrete construction
- The finish is to be smooth concrete to floor and walls
- A coping/capping of durable construction is to be provided (stone, tile or polished concrete) to the perimeter of the pool, with an overhang to place the edge in shadow
- The bottom of the pool is to be covered with a single layer of smooth flat sea-washed pebbles of 100 – 150mm dimension covering 2/3rd of the bottom of the pool, placed in variegated groups
- The pool perimeter behind the pool is to be provided with edge planting beds of 1200mm depth to prevent the edge of the pool being approached by pedestrians; the Employer will plant out these areas with suitable plants
- The general feel of the pool is illustrated by the photograph in Appendix H – note that a curved edge is required, the photograph illustrates the overhanging edge and use of pebbles
- The pool is to be designed to ensure that the water is sterile to the growth of algae and other growth (for example, filled with salt water utilizing filtered sea water drawn from a buried beach-well intake, the salt content of the water will be increased by the addition of additional rock salt (manually applied) to increase the salinity above that of sea water and prevent the growth of algae etc)
- Facility shall be provided to detect falls in the water level and to automatically top-up the level
- Phase 3A includes for part of the pool a second half will be constructed in later phases of the project – the Contractor is to complete the design and detailing of the whole of this pool.
- The western end of the pool as constructed in Phase 3A is to be finished with a suitable temporary construction (earth bund with a water proof core, concrete/masonry wall or some similar barrier for subsequent removal on construction of the second part of the decorative pool by others).
- The part of the pool constructed in Phase 3A is to be provided with necessary starter bars, water bars and the like suitable protected and ready to receive future construction
- The barrier is to be surmounted with a walkway/path bridge as indicated on the layout drawing – with suitable balustrades – this may be a permanent structure or part of the removable barrier but must be of durable construction having a design life of not less than three years

with minimal maintenance.

- A permanent bridge structure is to be provided from the central island in the pool to the west of the restaurant – this shall be of durable construction with a design life of not less than twenty years with minimum maintenance – a concrete structure is preferred.

Lap Pool

- The large lap pool indicated south of the restaurant building is intended for fitness swimming, the pool shall be designed with this primary use in mind
- The pool is to be 80ft in length, 20ft wide, 3ft deep at the shallow end, 6ft deep at the deep end, the first 30ft each end shall maintain a constant depth, the transition from shallow to deep shall occur in the middle 20ft by a constant slope
- The pool is to have chlorinated water treatment
- The pool is not to be heated
- The pool shall be provided with a stair at one side of the shallow end and two stainless steel access ladders, one either side of the deep end
- The stair shall not intrude into the rectangular plan form of the pool
- The stainless steel ladders shall be provided with rubber treads
- Pool lighting shall be provided to facilitate nighttime swimming
- The pool shall be finished with ceramic tile with an anti-slip pool edge tile.
- The pool tile shall be of a dark colour to promote solar uptake

Leisure Pool

- The leisure pool adjacent to the poolside bar is intended for general use by persons of all ages included children and aged users, the pool shall be designed with this primary use in mind
- The pool is to be of the plan form undedicated on the scheme drawing
- The pool is to have a maximum depth at the poolside bar of 3ft and ceramic tiled concrete pillar “bar stools are to be provided at the bar
- The pool is to have a gently shelving entry with slip resistant tiling
- The pool is to have chlorinated water treatment
- The pool is not to be heated
- Pool lighting shall be provided to facilitate nighttime use
- The pool shall be finished with ceramic tile with an anti-slip pool edge tile.
- The pool tile shall be of a light colour

Pond

- Provision is to be made for the provision of a rainwater collection and storage pond in the position indicated
- The purpose of the pond shall be to collect and retain rain water for use in irrigating the site
- The pond shall be lined with a puncture resistant waterproof liner of a material designed to minimize ultraviolet degradation
- The pond shall have vertical sides to a minimum depth of 2ft to reduce an unsightly appearance as the water level reduces

- The pond shall have a timber or other projecting permanent hard edge
- The pond shall be provided with two separate sumps and extract pipework for connection to irrigation pump sets

9. Facilitating works

- 9.1. Toxic hazardous material removal
 - There is no known toxic material within the site
 - The Contractor may incorporate this assumption within the costs for the project
- 9.2. Major demolition works (NOT APPLICABLE)
- 9.3. Specialist groundworks
 - As required by the Contractor's designs and to satisfy the requirements of the regulatory authorities of the Federation of St. Christopher & Nevis and to demonstrate the compliance with the requirements generally
- 9.4. Temporary diversion works
 - As required by the Contractor's proposed working methods
 - Do not leave services disconnected for more than four hours
 - Notify all owners and tenants in writing a minimum of 48 hours before hand ensure any services within existing buildings are properly restarted on reconnection of services
- 9.5. Extraordinary site investigation works
 - As required by the Contractor's designs and to satisfy the requirements of the regulatory authorities of the Federation of St. Christopher & Nevis and to demonstrate the compliance with the requirements generally

10. Main contractor's preliminaries

- 10.1. Employer's requirements
 - See preliminary clauses
- 10.2. Main contractor's cost items
 - See preliminary clauses

11. Main contractor's overheads and profit

- 11.1. Main contractor's overheads
 - The Contractor is to state within the Contract Sum Analysis the rate or, where different rates apply to different elements of the works, rates of overhead for discrete elements of the works
 - The Contractor shall state whether the overhead rate stated is/are considered to be fixed or adjustable and the basis on which that adjustment is to be made; where this is not stated it will be at the sole

discretion of the Employer to determine

11.2. Main contractor's profit

- The Contractor is to state within the Contract Sum Analysis the rate(s) or, where different rates apply to different elements of the works, rates of profit for discrete elements of the works
- The Contractor shall state whether the profit rate(s) stated is/are considered to be fixed or adjustable and the basis on which that adjustment is to be made; where this is not stated it will be at the sole discretion of the Employer to determine

PROJECT/DESIGN TEAM FEES AND OTHER DEVELOPMENT/PROJECT

12. Project/design team fees

12.1. Consultants' fees

- The Contractor is to allow within his price for the works the cost of the novated consultants' fees and expenses, the Contractor is to make any allowance that he deems necessary for the expansion or contraction of the services described within the consultant's fee proposal.
- The Contractor is advised to take particular notice of the terms of the novation agreement and the principle whereby the Employer relinquishes all control over the novated consultants and liability for their actions, which liability passes to the contractor

12.2. Main contractor's pre-construction fees

- The Contractor shall make due allowance for the recovery of costs of preparing the bid within the contract allowances generally
- The cost of preparing the bid shall necessarily include for the cost of any additional professional advice/consultants necessarily engaged to aid in the preparation of the bid
- The Contractor shall take note that the Employer does not undertake to accept the lowest or any bid; the Employer does not undertake to pay the cost to the any bidder of preparing their bid whether successful or not

12.3. Main contractor's design fees

- The Contractor shall make due allowance for the input of all necessary designers necessary to supplement the input of the novated consultants and for any additional services which the Contractor shall require the novated Consultants to provide

13. Other project costs

- The Contractor shall make due allowance and shall be deemed to have made due allowance for all other project costs required to meet the Employer's Requirements

14. Risks

14.1. Design development risks

- The Contractor shall make due allowance for the risks in the development of his design solution to satisfy the Employer's Requirements and the design review process

14.2. Construction risks

- The Contractor shall make due allowance for all risks in the construction process