

Helensburgh Community and Youth Centre Demolition (B02161)

Detailed Project Description

Unique Project Code	
Technology 1 Project ID	
Pathway Project Number	NEW
Project Name	Helensburgh Community and Youth Centre Demolition
Work Description	Demolish
TRIM Link to Project Scoping Document:	

Building demolition

Helensburgh Community Centre and Youth Centre (HCC) have experienced moisture issues within the Community Hall over an extended period. Following discussions with Councillors and NH1 on the 7th and 9th February 2022 respectively and subsequent EMC consultation it has been determined that the existing buildings are to be demolished in full and the site remediated and converted into green space. The works required are detailed below.

1. All services including but not limited to electrical, water, sewer and telecommunication are to be removed from site and capped and tagged at the site boundary in accordance with relevant standards.
2. The existing building has had ongoing mould issues as such all internal linings and materials identified as contaminated are to be treated and disposed of in accordance with standards.
3. The balance of the building is to be demolished in full including all footings, steps, footpaths, railings and inground services (including grease trap). All waste separated and removed from site. Council is targeting an 80% landfill diversion rate for the project.
4. The site is to be established in a way that allows access from the Gibbons Lane as the site will not be accessible from Walker Street due to trees etc.
5. Following removal of all building related materials the site is to be profiled and turfed so that it becomes green space.
6. Works should be carried out to not impinge on the adjoining sites such as the shops, residential flat buildings and the childcare centre and is to consider any requirements as detailed in the REF. Further young families often frequent the facility and works will need to be done in a manner that does not place users of the facility at risk.

Given this consideration should be given for the following:

- Installation of on-site monitoring for dust (and other possible contaminants that may become airborne during works e.g., asbestos and spores), vibration and noise
 - Installation of dust suppression/mitigation systems
 - Dilapidation reports for all buildings that surround the site
7. Current hazard material inspection reports suggest that the building does not contain ACM with the exception of the electrical meter box which has been presumed positive based on the age of the building.
 8. The existing building is likely to contain asbestos. Destructive testing of materials is required prior to any demolition. Clearance certificate required. Evidence of proper disposal is also required.

9. The land is very uneven and will be required to be regraded to remove any holes, or uneven sections throughout the property (any material imported for this work should be Virgin Excavated Natural Material (VENM) and must be certified as such). The site will need to be top dressed and hydroseeded. A temporary timed irrigation / sprinkler system will need to be set up until the grass is established and removed at this time.
10. Potential tenderers should also be made aware of the demolition works scheduled for 53-55 Walker Street Helensburgh and City Works scheduled streetscape works along Walker Street.

Timing of works

It is preferable that the works as described are undertaken and completed prior to UCI in September 2022. However, it is acknowledged that due to the short time frame this may not be possible as such the alternate strategy is to demolish the buildings contaminated materials ASAP and then return post UCI to demolish the balance of the building and undertake site remediation.