



**SCHEDULE OF SERVICE - LOT C9 SITE INVESTIGATION**

ICN is committed to Equal Opportunities, and you will be expected to uphold the spirit of this commitment in all your dealings on behalf of each ICN member.

The appointed practice shall demonstrate reasonable skill and care as is expected of a person deemed competent to undertake the role.

**PHASE 1 SITE INVESTIGATION  
GEO-ENVIRONMENTAL DESKTOP REPORT**

	Description of Services
1.	The reports are to inform and accompany the detailed planning application and inform the production of build cost estimates.
2.	The tenderer is to include all costs of hiring or engaging specialists as part of their service. Any additional temporary access works required by specific site circumstances should be excluded from the tender and discussed separately with each client at the point of call off.
3.	Include for one site visit to assess a site’s current and surrounding conditions making specific note of items that may affect a development, photographs should be taken and shared of relevant site features and beyond the site key matters that may have an impact on the development of the site.
4.	Undertake and issue a geo-environmental desktop report including a site centred Envirocheck or Groundsure report that includes: <ul style="list-style-type: none"> <li>• Historic Mapping</li> <li>• Geology</li> <li>• Hydrogeology</li> <li>• Radon</li> <li>• Groundwater Vulnerability</li> <li>• Source Protection Zones</li> <li>• Flooding</li> <li>• Sensitive land uses</li> <li>• Pollution Incidences</li> <li>• Coal mining report</li> <li>• Proximity of landfill</li> </ul> And other relevant constraints including any potential site Utility services, assessment of potential ground conditions, UXO and recommendations including further surveys required. The report should include a conceptual site model (that will be revised after site investigations) and a recommendation of intrusive ground

	investigation works to be undertaken.
5.	Face to Face/Telephone and/or e-mail discussions with relevant Authorities and Agencies.
6.	Face to Face/Telephone and/or e-mail liaison with Client and/or Client representatives during study period.
7.	Provide an electronic copy of the report, in a format agreed by the Client and including colour plans.
8.	Attendance at one design team meeting to outline the results of the desktop report and recommendation of further intrusive works to be undertaken.

## **PHASE 2 SITE INVESTIGATION**

### **GROUND INVESTIGATION WORKS – TRIAL PITS**

	Description of Services
1.	Undertake trial pits across the site including hire of plant, banks person and attendant engineer, number, size, and depth as situation dictates (Max 5.0m) agreed with Engineer using targeted and none targeted methods to achieve a good overall coverage of the site in agreed locations.
2.	Cable Avoidance Tool scan location of dig for any other services or obstructions, record locations, photograph, record findings and take a minimum of one surface sample for contamination and one at the first change in strata from each trial pit for testing, log in accordance with BS5930:2015
3.	Test each soil sample for contaminants, using a UKAS/MCERTS accredited laboratory. Elevated samples are to be tested for Leachate, Hazardous waste assessment and Waste Acceptance Criteria (WAC) if required (obtain approval from the client)
4.	Work with the client and design team to design/specify the GI Works in conjunction with the proposed scheme design.
5.	Carry out in-situ shear vane testing and strength testing on strata within the trial pits.
6.	Undertake sufficient infiltration testing to BRE 365 across the site at positions determined by the Engineer
7.	Protect trial pits from the public during investigation and backfill and compact on completion of investigations
8.	Face to Face/Telephone and/or e-mail discussions with relevant Authorities and Agencies as may be required.
9.	Face to Face/Telephone and/or e-mail liaison with Client and/or Client representatives during study period.

### **GROUND INVESTIGATION WORKS/BORE HOLES**

	Description of Services
1.	Cable Avoidance Tool scan the area and undertake boreholes across the site in locations agreed with the Engineer including hire of borehole equipment, on site set up, removal on completion, operators and attendant engineer, allow appropriate depth per borehole drilling (min 6m), check location of borehole for

	any services or obstructions, record locations, photograph, record findings and take soil samples from each bore for testing, log in accordance with BS 5930:2015 Carry out in-situ testing Standard Penetration Test's (SPT) at every 1.0m and take U100 (or tube samples at alternative meter) for geotechnical and laboratory testing.
2.	Test sufficient samples from each borehole to inform understanding of the ground and determine the remediation, foundation and drainage solutions with the Engineer. Testing to include strength (unconfined compression testing, Atterberg limit and Particle Size Distribution Test (PSD) as a minimum).
3.	Install a minimum of 3no. gas/water monitoring boreholes targeting made ground or other potential strata as and when required.
4.	Monitor the groundwater and gas wells on a minimum 6 occasions over a minimum 3-month period.
5.	Test any groundwater samples for contaminants.
6.	Face to Face/Telephone and/or e-mail discussions with relevant Authorities and Agencies as may be required.
7.	Face to Face/Telephone and/or e-mail liaison with Client and/or Client representatives during study period.

#### **PHASE 2 SITE INVESTIGATION REPORTING**

1.	Undertake and issue a Phase II Geotechnical & Environmental report based on the results of bore hole, trial hole geotechnical and environmental testing. Provide marked up site plan of locations and references of trial and bore holes undertaken and include recommendations for undertaking the proposed development in line with the results of the investigation confirm any further surveys required. Include in the report a revised site conceptual model.
2.	Provide electronic copy of the report, in a format agreed by the Client and including colour plans.
3.	Sign a Warranty for the works undertaken and report produced.

#### **FLOOD RISK ASSESSMENT**

1.	The report is to inform and accompany the detailed planning application and inform the production of build cost estimates.
2.	One site visit required, photographs should be taken of relevant site and beyond the site key matters that impact of flood risk assessment.
3.	A desktop-based report required identifying site flood risk status, appropriate research with/ on Local Authority and Environment Agency strategic status and policies in respect to bringing forward development having regard to flood risk assessment, implications for developing the site and any associated mitigation requirements, recommendations.
4.	Telephone and/or e-mail discussions with relevant Authorities and Agencies.
5.	Telephone and/or e-mail liaison with client and/or client representatives during study period.
6.	Face to face feedback meeting(s) with client and/or client representative at client office as required.
7.	Two bound copies of the report in A4 format with A3 folded plans, in colour and

	including one electronic copy in a format agreed with the client.
--	---

This appointment is being executed as a deed. Documentation and guidance relating to matters arising from the Building Contract may be sought for the full term of the deed.