



# WORK SPECIFICATION

## CONCORD BEACH TIDAL POOL Maintenance Services

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## **1. General**

- 1.1 All maintenance will be carried out on a 6 monthly timetable during the months of April/May and September/October ensuring that all work is conducted outside of the scheduled school holidays.
- 1.2 The pool and surrounding area must be maintained in a clean, tidy and safe condition as set out in detail herein.
- 1.3 The Contractor will be required to be available outside of the planned 6 monthly schedule to rectify any defect found which is deemed to impact adversely on the safety of users.
- 1.4 The Contractor shall provide all plant, labour and equipment necessary to ensure that the required standard of maintenance is kept.
- 1.5 The Contractor will follow and adhere to the programme of works declared and approved by the Council. Any variations to the programme should be approved by the Town Clerk.
- 1.6 All weather conditions and tide times must be considered. The Contractor will not be paid additional costs for return visits due to weather or tide conditions and must make appropriate allowance in the tender.
- 1.7 Dimensions: The pool is hexagonal in shape (having six sides). Its maximum length is 56m and its maximum width is 18m. The overall water area is 1008m<sup>3</sup>.
- 1.8 Depths: The tidal pool has a variable depth. It should be noted that the depths may vary throughout the tidal pool due to the natural influx of sand and the build-up of sand by natural causes, however, should be maintained at a level of 18 inches where possible.
- 1.9 Tank base: the tidal pool base is constructed of sand to reduce the pool water depth and may also feature stones, pebbles and larger rocks as a result of natural or human intervention.
- 1.10 Tank surrounds: internally the tank surrounds comprise of concrete slabs, on which there may be growth of algae, seaweed and other growth. Externally the tank is surrounded on three sides by an irregular rock structure. The top surface of the tank surround comprises of large concrete slabs, the gaps between which are filled with an infill material to provide an even surface and to prevent entrapment hazards.
- 1.11 Signage: Affixed to the pool tank and in front of the pool are a number of signs, including hazard warning, prohibition, customer information and mandatory signs.



## **SERVICE 1**

### **2. Structure and Surrounding Area**

- 2.1 The Contractor shall check the integrity of the tidal pool tank and surrounds by visually checking the infill joints, inner and outer tank, rock formations around the pool and all other component structures of the pool.
- 2.2 All entrapment or general hazards found must be rectified and reported to the Town Clerk.
- 2.3 Any defect found to the infill joints of the path should be reported to the Town Clerk.
- 2.4 Any areas surrounding the pool if frequented by users shall be cleaned of litter, excess algae growth and seaweed to ensure that the slipperiness of the surface is minimised as far as is reasonably practicable.

### **3. Handrail**

- 3.1 The Contractor shall remove all algae and hazards from the handrail before new paint is applied.
- 3.2 The Contractor shall carry out maintenance to all areas of handrail and touch up barrier paint twice a year during the agreed timetable (6 monthly).
- 3.3 The Contractor shall use a specified marine grade paint which is appropriate to the surroundings. Any repairs deemed not adequate by the Council will be rectified no later than 24 hours following the initial application at the Contractors own expense.
- 3.4 The Contractor will at his own expense make good any damage caused to the railings or surrounding structure to the satisfaction of the Town Clerk.

### **4. Tidal Pool Path/Walkway**

- 4.1 The Contractor will carry out path cleaning twice yearly during the agreed contract timetable (6 monthly).
- 4.2 The path will be cleared of seaweed, algae and any such hazards to minimise the slipperiness of the surface, as far as is reasonably practicable.
- 4.3 Any defect found to the infill joints of the path should be reported to the Town Clerk.

### **5. Signage**

- 5.1 At each maintenance visit the Contractor shall inspect all signage for signs of damage and ensuring that it remains clear and legible and has not been defaced or vandalised.



- 5.2 On each occasion the Contractor shall secure or reposition the signage which show movement or indicate instability.
- 5.3 Replacement signs will be supplied by the Council and erected by the Contractor to the satisfaction of the Town Clerk.
- 5.4 Should any defect be found outside of the planned schedule that will impact adversely on the safety of users the Contractor shall make arrangements to provide temporary signs.

## **6. Pool Clearance**

- 6.1 The definition of standards of cleanliness is defined in the Code of Practice on Litter and Refuse.
- 6.2 The Contractor shall clear the pool of any cans, bottles, crabbing hooks, rocks and other debris on a periodic basis throughout the year and at least daily between June and September by staff using the appropriate personal protective equipment (PPE).
- 6.3 The Contractor will be required to keep all sites detailed in the contract works free from litter debris in accordance with standards specified in the Environmental Protection Act (EPA 1990) throughout the period of the contract.
- 6.4 All litter debris etc shall be disposed of at a suitable licensed waste site with any documentation necessary to certify that all waste is being disposed of at an authorised site.
- 6.5 All wild animal carcasses shall be placed immediately in a suitable polythene sack and disposed of in accordance with the collection and controlled waste regulations 1992 or any amendment thereto or re-enactment thereof. Domestic animal carcasses are to be disposed of as instructed by the Town Council. All costs for this shall be met by the Contractor and deemed to be included in the contract price.
- 6.6 The Contractor shall be held responsible for meeting all disposal costs regardless of those costs or distance travelled and these costs will be deemed to be included within the tender price.
- 6.7 The Contractor shall comply with section 34 of the Environmental Protection Act 1900 or any re-enactment thereto so far as this applies to the service.
- 6.8 The Contractor shall respond to incidents of fly tipping and other damage occurring at the site including the removal of discarded items from site.

## **7. Water Drainage**

- 7.1 The Contractor shall fully drain the pool via the existing drainage valve every six months to allow the bed to be raked and clear all rubbish, litter and hazards and remove all items from site.



- 7.2 The tidal pool shall be checked for water depths at a number of locations to ascertain the build-up of sand within the pool.
- 7.3 The pool should be refilled and kept at approximately 18 inches deep at all times.
- 7.4 The Contractor shall ensure the safety of users at all times and the pool should be closed where appropriate.

8. **Revetment Steps**

- 8.1 The Contractor shall visually check the integrity of the steps and surrounds.
- 8.2 All entrapment or general hazards found must be rectified and reported to the Town Clerk.

**SERVICE 2**

9. **Beach Clearance**

- 9.1 The definition of standards of cleanliness is defined in the Code of Practice on Litter and Refuse.
- 9.2 The Contractor shall clear the beach of any cans, bottles, crabbing hooks, rocks and other debris on a periodic basis throughout the year and at least daily between June and September by staff using the appropriate personal protective equipment (PPE).
- 9.3 The Contractor will be required to keep all sites detailed in the contract works free from litter debris in accordance with standards specified in the Environmental Protection Act (EPA 1990) throughout the period of the contract.
- 9.4 All litter debris etc shall be disposed of at a suitable licensed waste site with any documentation necessary to certify that all waste is being disposed of at an authorised site.
- 9.5 All wild animal carcasses shall be placed immediately in a suitable polythene sack and disposed of in accordance with the collection and controlled waste regulations 1992 or any amendment thereto or re-enactment thereof. Domestic animal carcasses are to be disposed of as instructed by the Town Council. All costs for this shall be met by the Contractor and deemed to be included in the contract price.
- 9.6 The Contractor shall be held responsible for meeting all disposal costs regardless of those costs or distance travelled and these costs will be deemed to be included within the tender price.
- 9.7 The Contractor shall comply with section 34 of the Environmental Protection Act 1900 or any re-enactment thereto so far as this applies to the service.



- 9.8 The Contractor shall respond to incidents of fly tipping and other damage occurring at the site including the removal of discarded items from site.

### **SERVICE 3**

#### **10. Inspections**

- 10.1 The Contractor shall ensure that paths, railings, furniture, steps, external rock formations and other items within the specified location of the Tidal Pool are regularly inspected for damage, litter, vandalism, graffiti, erosion and water quality to check whether they are in a generally satisfactory condition.
- 10.2 The Contractor shall ensure that all locations are kept in a clean, tidy and safe condition. The Contractor shall remove any litter, debris and other deleterious matter from the site. Graffiti shall be if possible, removed immediately using a cleansing agent.
- 10.3 The Contractor shall immediately report any walkway joints which require remedial works to the Town Clerk.
- 10.4 Where items are found to be defective must be acted upon in accordance with the contract specification and reported to the Town Clerk as soon as possible and if requested removed or sectioned off from use to the general public. All structures must immediately be made safe which is deemed to be causing a Health & Safety risk to the public.
- 10.5 If possible, the Contractor shall remove damaged items to a suitable location leaving the site in a safe condition (i.e. no protruding metal etc).
- 10.6 The Town Council will order any required new furniture, and the Contractor will arrange for the new item to be replaced at the site.
- 10.7 The pool shall be checked periodically (at least weekly between June and September) for water depths at a number of locations to ascertain the build-up of sand within the pool and ensuring there are no dangerous voids which could present a health & safety risk to the users.
- 10.8 All checks and works carried out must be recorded in writing and a report supplied to the Town Clerk.