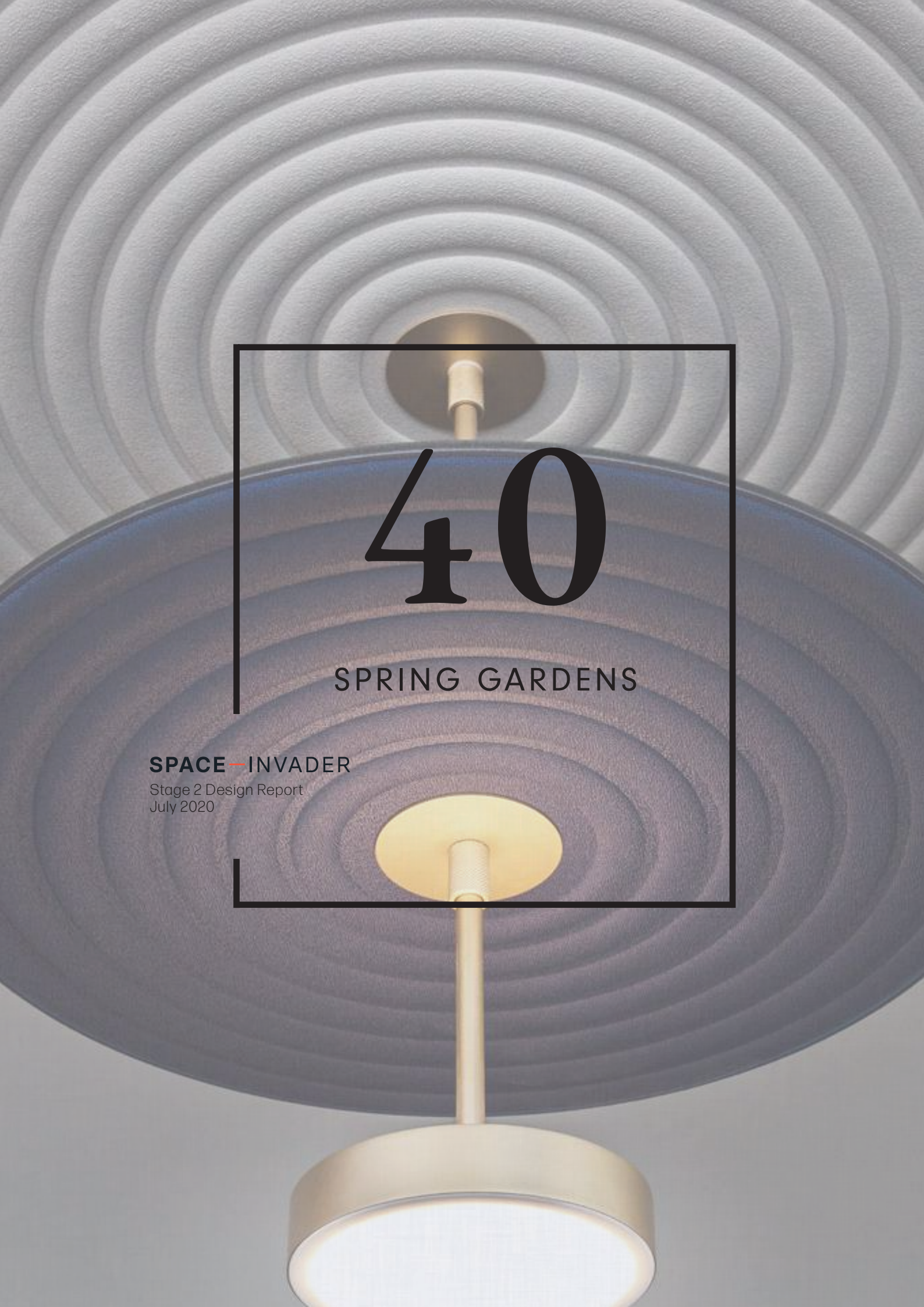




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SPRING GARDENS

SPACE — INVADER

Stage 2 Design Report
July 2020



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Section 7	The Scope of Works Prepared by David Webb Associates
Section 8	PD Report and H&S Log Prepared by Leslie Clark
Section 9	The Programme Prepared by Avid

Intro- duction

Thank you for the opportunity to investigate the potential of creating something unique and special within 40 Spring Gardens.

Surrounded by landmarks and being located within the heart of the city, we feel this building could have a new lease of life to become the prestigious sought-after address that any tenant, existing and future, would be proud to belong too.

Our brief encompasses creating a world class welcome, and a design story that stands out from the usual office building stock, something different. A cohesive design which enhances the user's journey, starting from the buildings prominence on the street, flowing through the entrance and into the transitional spaces and onto the floor plates. A design journey with drama, intrigue and one that leaves a lasting impression.

The Building

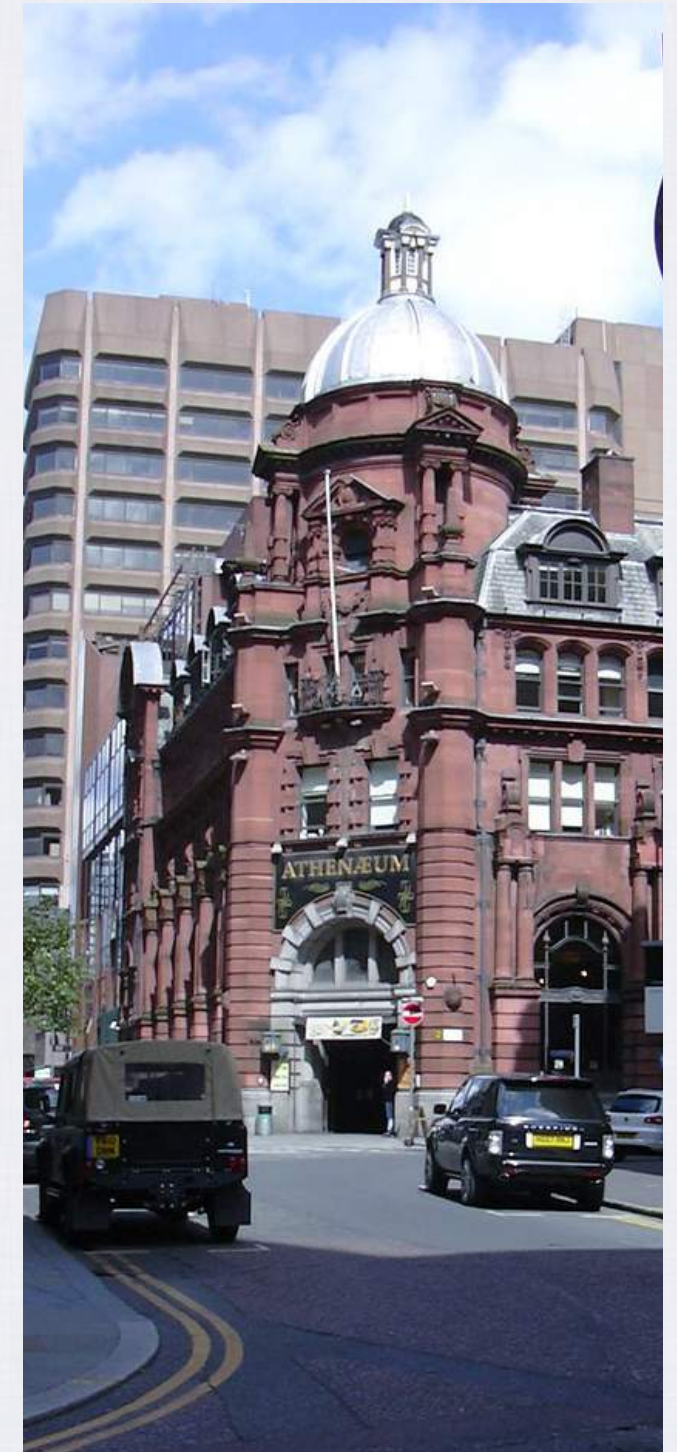
Section **1**

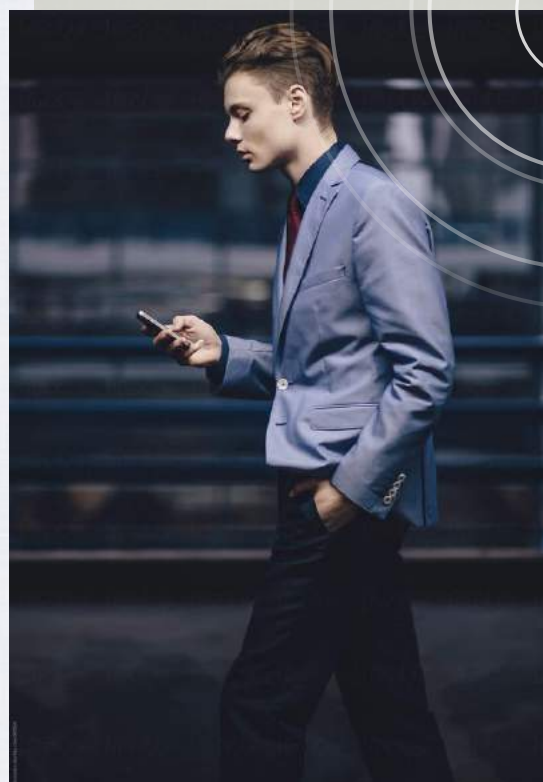
Location Context

40 Spring Gardens sits in the heart of a conservation area in Manchester. Although it isn't a listed building itself, there are many listed buildings surrounding King Street.

Spring Gardens name derives from the natural springs that supplied water to the town in the middle ages.

The location is also an important thoroughfare as it was formally the centre of the North-west banking industry. This along with high end shops, restaurants and hotels along King street make this area a distinguished and prestigious place to be.



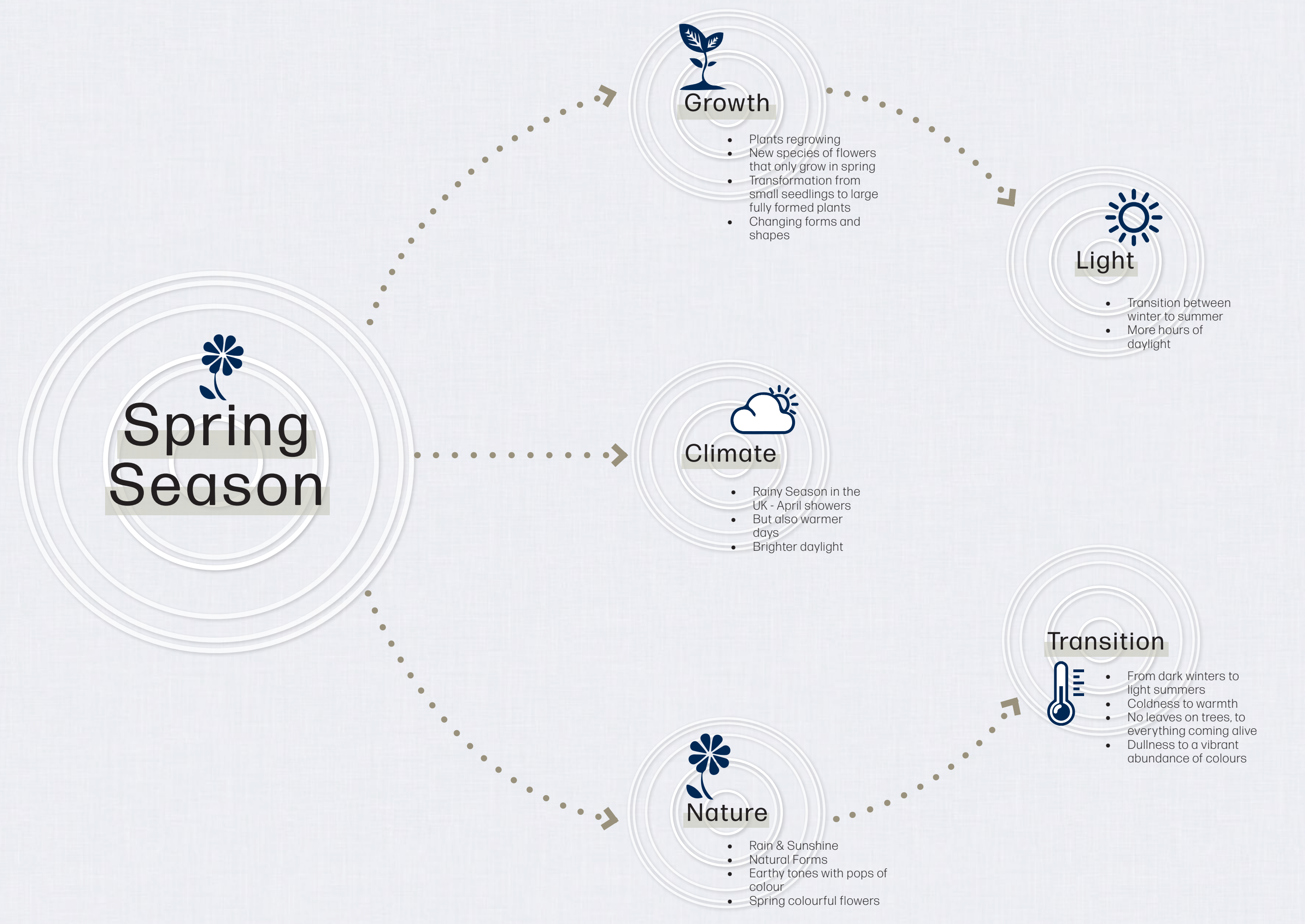


The People

As a financial institution located at the heart of Manchester's Central Business District, the building needs to embody and reflect the same values of its affluent tenants. From the vision we see externally, to the journey through the entrance lobby and atrium, and then into the office.

The Concept

Section **2**



The infographic is a circular diagram with a central node and five surrounding nodes. The central node is a large circle with a flower icon and the text 'Spring Season'. Five dotted lines with arrowheads radiate from the center to five smaller circles. Each of these smaller circles contains an icon and a title. The titles are 'Growth' (plant icon), 'Light' (sun icon), 'Transition' (thermometer icon), 'Nature' (flower icon), and 'Climate' (cloud and sun icon). Each title is followed by a list of bullet points. The entire diagram is set against a light gray background with a subtle grid pattern.

Spring Season

Growth

- Plants regrowing
- New species of flowers that only grow in spring
- Transformation from small seedlings to large fully formed plants
- Changing forms and shapes

Light

- Transition between winter to summer
- More hours of daylight

Climate

- Rainy Season in the UK - April showers
- But also warmer days
- Brighter daylight

Transition

- From dark winters to light summers
- Coldness to warmth
- No leaves on trees, to everything coming alive
- Dullness to a vibrant abundance of colours

Nature

- Rain & Sunshine
- Natural Forms
- Earthy tones with pops of colour
- Spring colourful flowers

Concept Translation

"Spring is the season of new beginnings"

The concept has been inspired by Spring as a season and we can translate this concept into the design of 40 Spring Gardens with the use of textures, forms, lighting and colour palette.

Seasonally spring is the start of something new, whether that be light, climate, nature or growth. Spring is thought as a cleansing period. 40 Spring Gardens has a bright and refreshing palette that brings forth this idea of newness and nature.



The Journey



The Ground Floor

Section 3



The Entrance

'and so it begins'

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SPRING GARDENS

With the site being located in a high end, sophisticated district of Manchester the entrance has been carefully designed to incorporate an elegant feel for the occupiers and those who may walk past from Market Street or King street. The entrance will be a focal point and draw visitors into the building with its textured walls and sophisticated signage.

We want the tenants of 40 Spring Gardens to feel proud to walk through the entrance of where they work and to feel that the exterior and interior embody this emotion.



The Exterior

The Start

Walking up to 40 Spring Gardens either from King Street or Market Street the exterior will have a real presence, as the cladded archway and clever lighting will draw your attention inwards.

Dark corrugated metal will outline and run seamlessly around the entrance porch, with a halo lighting feature against the window framing to draw the eye in.

The new signage will clearly stamp and label the building to create a fresh brand identity. Hints of the spring planting will be seen running the length of the entrance within the bespoke planter.

- 1. Stainless steel outlined logo
- 2. Corrugated aluminium cladding to the goal post entrance.
- 3. New black paint finish to frames



Ground Floor Exterior CGI



Ground Floor Entrance

Flow and Interact

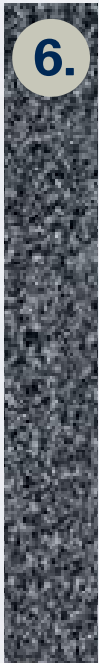
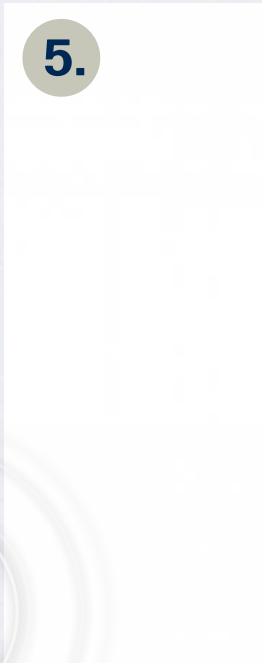
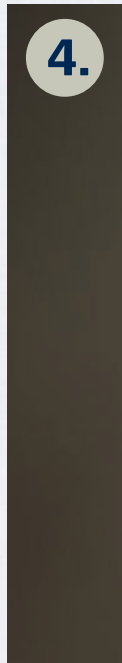
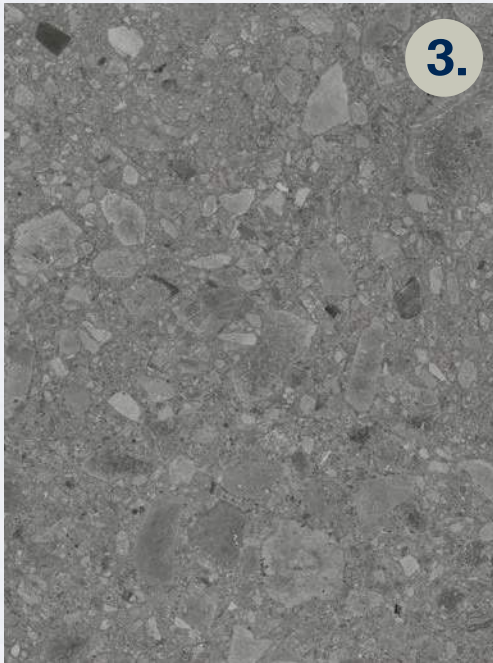
As seen on the rendered floor plan the main change from entrance to atrium is the change in floor finish from a dark to a light tile. This is also then replicated upwards onto the wall finishes so that the entrance area is darker than the atrium.

Precedent imagery is used to pick out some of the key features and translate thoughts of the concept that come through within the Entrance.

- 1. Lightweight ribbed concrete cladding in medium grey to all entrance walls/ceiling
- 2. Joinery planter - medium grey to match with the concrete cladding
- 3. Large format Domus Tiles - Narvik range in the colour 03.
- 4. Dark mirrored glass to top of reception desk
- 5. Illuminated acrylic white reception desk
- 6. Gradus barrier matting in dark grey



Ground floor reception





Ground Floor Entrance

Flow and Interact

Note: Potential shadow gap at high level on right hand cladding due to distribution of air. To be developed at Stage 3.

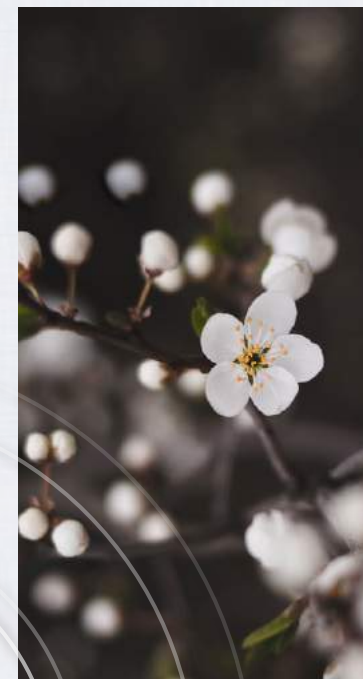
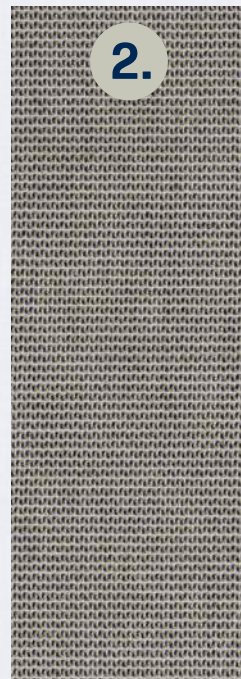
Upon entrance the concept of spring is instantly apparent by the flower bed along the right hand side and the sun burst wall lights on the left. The pendant light feature subtly reflects ripples of water and draw your eye through the space and towards the glowing atrium at the back.

The sophisticated but textured wall panelling wraps up both walls and onto the ceiling and is gently illuminated with hidden lighting at the top.

1. Feature pendants in a mixture of heights and sizes. Replicating the form of water ripples.
2. Kvadrat Umami fabric for reception desk chair
3. Brunner Ray soft task chair for the reception and building management room
4. Stainless steel finish to tenant board behind reception desk
5. Zero Lighting table lamp in black rail finish



Ground floor entrance view



Ground Floor Atrium

Transition

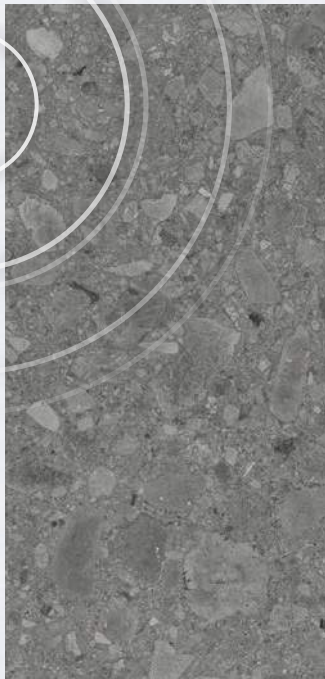
How the occupier transitions through the space has been well considered and is linked to key touch-points throughout that help them journey through the space.

As you transition through the speed gates and into the atrium there is a feel of change from dark to light. The flooring, walls and lighting will be much brighter and softer. The spring concept is reflected in the organic floor finishes and the feature lighting.

- 1. Large format Domus Tiles - Narvik range in the colour 01. For the atrium flooring.
- 2. Bespoke rug to replicate water ripples
- 3. Zero Lighting floor lamp in ivory finish



Ground floor atrium





Ground Floor Atrium

Immerse

Once immersed into the atrium there are two touch point areas to sit, wait and even work. One being this luxurious lounge space in colours that replicate an earthy natural palette. The furniture is soft and plush to make the tenants feel at ease and comfortable. The spring flowers are also brought through to the atrium to enhance the concept.

Illuminated acrylic panels will run around the bottom level of the glazing to give a soft but bright glow around the atrium.

- 1. +Halle, Proto lounge chair
- 2. Kvadrat velvet fabric in soft green tone to mimic nature.
- 3. Bla Station, BOB pouffe
- 4. Kvadrat velvet fabric in dark brown colour
- 5. Deadgood scafell sofa with high backs for privacy. Upholstered in two tone Kvadrat fabrics
- 6. Bla Station, Bucket table with artificial spring flowers in the centre



Ground floor atrium and lift view



1.



2.



3.



4.



5.



6.



5.



5.





Ground Floor Atrium

Immerse

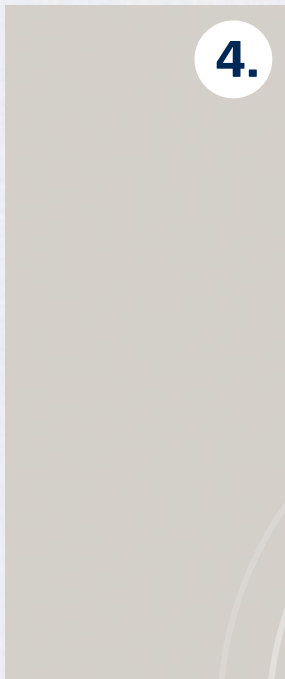
The second touch point within the atrium is the informal working booths along the left hand wall. This is an area for tenants to touch down with their laptop or have a quick meeting. The backs of the booths are gently curved to mimic the organic forms of nature and the colour palette also reflects this.

Shadowing above the centre of the atrium is the feature pendant brought forth from the entrance and clustered at varying heights to create a real focus point in the atrium.

- 1. Perspex acrylic back lit panels with a thin stainless steel trim around each panel
- 2. Light stained timber for joinery to booths
- 3. Zero Lighting, compose pendant.
- 4. Egger laminate in beige colour for elements of the booth joinery
- 5. Kvadrat green upholstery for booth seating
- 6. Bla Station, side tables in beige and brown ral colours.



Ground floor atrium view



Lifts and lobby's

Filter

The lift cars will be updated as part of the ground floor scope. The flooring from the atrium will run into the lifts for continuity. The panels will be replaced with new back painted glass panels at the top half and then fret cut aluminium panels on the bottom half which will have a leaf pattern to it to link to the concept.

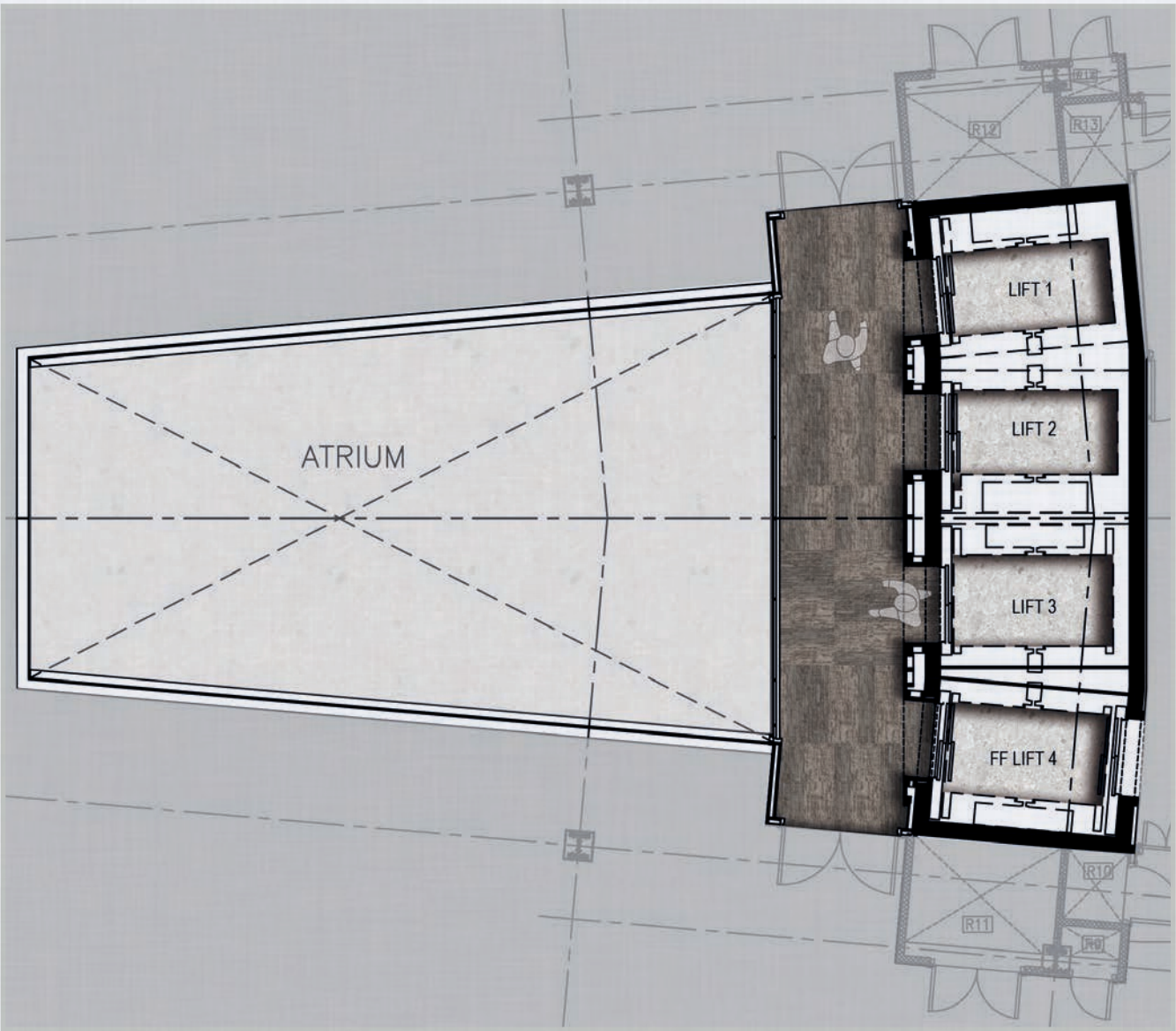
Bringing the material palette into the lift cars and the lobby's will make the space feel well connected and well rounded.

On the lobby's there will be a change in floor finish to a textured carpet with brown tones. This will make the lobby's feel warmer and more inviting whilst also hoping to soak up some sound from the open atrium below.

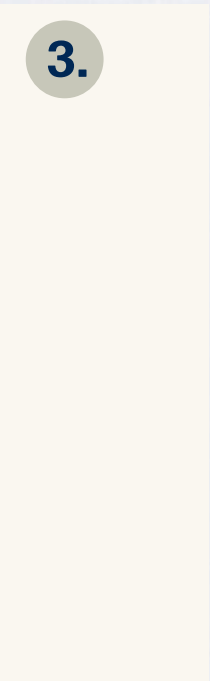


The plan would be to retain the existing ceiling and spot lights in each lift cart and just replace the flooring and the wall panels. The extent of wall panel change will be subject to budget cost.

- 1. Large format Domus Tiles - Narvik range in the colour 01. To inside of lift carts
- 2. Shaw Carpets, simply by nature collection in the colour shiny pebble to all lift lobby floors
- 3. Back painted glass panels to replace old ones inside the lift carts. To the top sections only.
- 4. Fret cut aluminium panels in leaf pattern to replace the bottom panels of the lift carts. Will be coated in a beige ral finish



Lift carts and lobby's



Lifts and lobby's

Filter

The lift façades will be updated by sanding down the existing finish and re-staining in a very light oak/birch finish. There will be new floor location signs in between each lift cart too in a stainless steel finish. New recessed trim-less spotlights will replace the existing lobby lights for a more subtle approach and updated look.

- 1. Stainless steel level sign to stand proud from the lift cladding. Illuminated from behind
- 2. Sand down and re-stain the existing timber frontage to the lift façades with a lighter and cooler finish
- 3. Recessed trim-less spot lights to replace the existing ones on all upper floor lobby's



The Basement

Section **4**

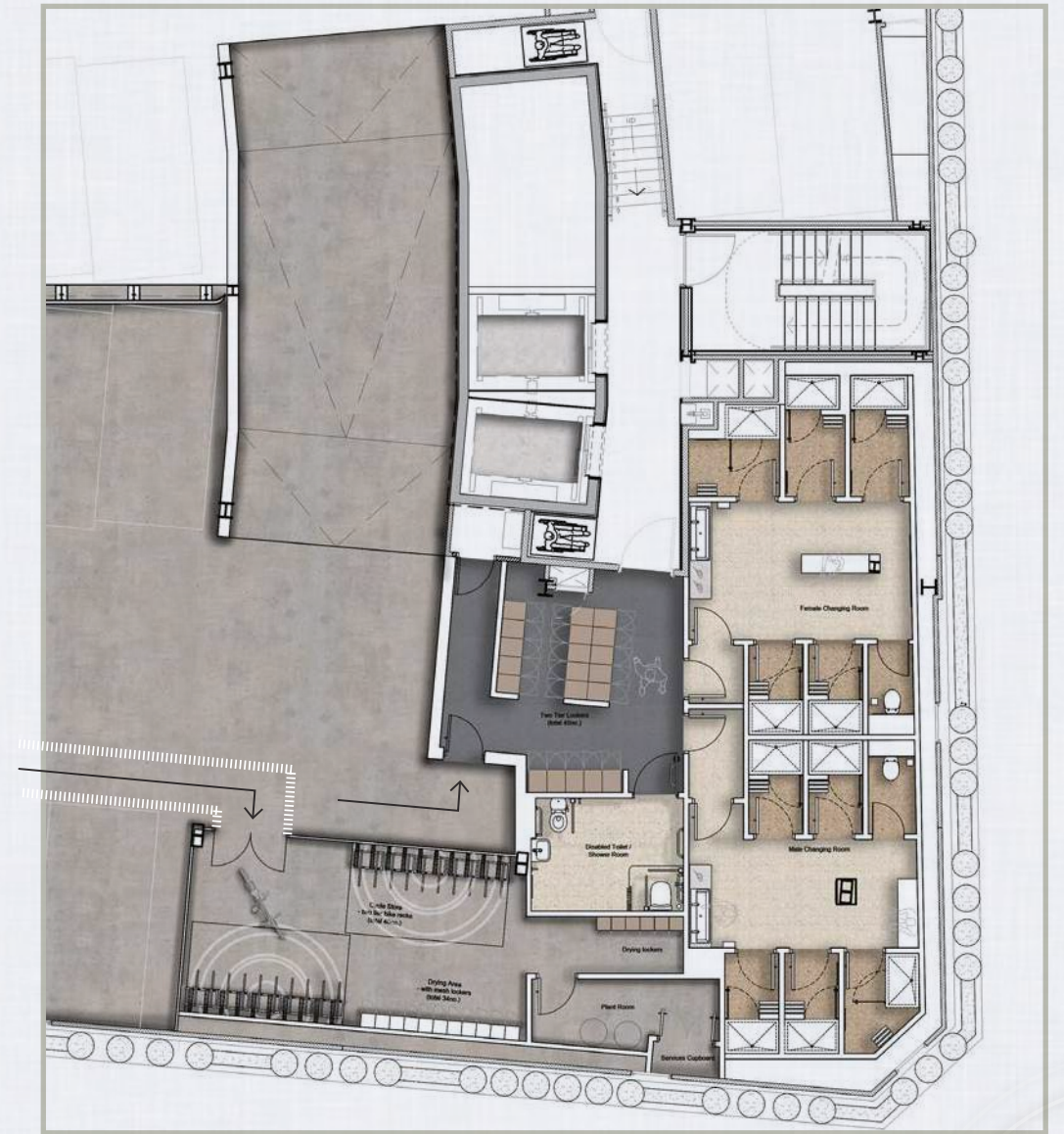
Cycle Store & Lockers

* Please note that the basement level is in abeyance as Cycling Score are developing this layout further.

The basement look and feel will be a continuation from the upper floors and still encompass the concept of spring.

Vinyl graphics will mimic the water ripples in the form of bicycles for wayfinding purposes. This rippled vinyl will also be replicated onto the concrete flooring within the cycle store.

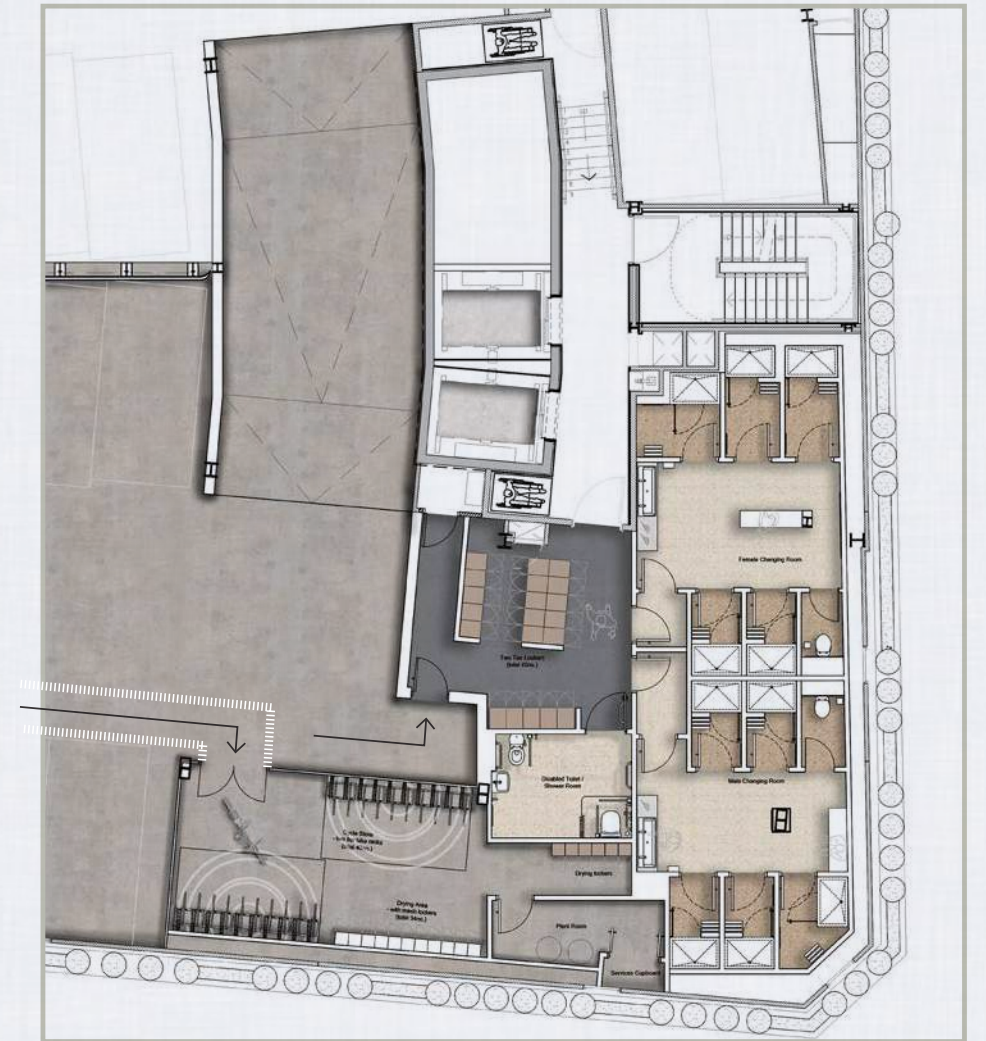
1. Graphical vinyl stickers that relate to the concept of spring
2. Powder coated mesh frames to surround of cycle store
3. Forbo safety floor to locker area
4. Metal lockers powder coated in a beige ral colour
5. Simple black vinyls and arrows along the walls for wayfinding.



Showers & Changing Facilities

*** Please note that the basement level is in abeyance as Cycling Score are developing this layout further.**

The palette for the changing area will be subtle and neutral but will still encompass the dark to light concept of spring. The main changing area will feel light, with beige tones and then the shower cubicles and toilets will feel slightly darker with dark timber walls and tinted glazing. The concept will also come through in the form of patterned wall tiles and shaped mirrors.



1. Egger laminate for vanity units
2. Altro - Hygienic wall cladding with woven texture for the walls inside the disabled shower room
3. Altro - Hygienic wall cladding with walnut texture for the walls within the shower cubicles
4. Small area of feature wall tiles
5. Gerflor vinyl shower room flooring in light beige colour for the main changing areas
6. Gerflor vinyl shower room flooring in dark beige colour for shower cubicles
7. Small area of feature wall tiles
8. Paint finishes for walls in changing and locker rooms

The Meeting Place

Section **5**

The Meeting Place

The Meeting place will be a potential addition to the ground floor reception. It will be a place for catching up with a friend or colleague, having informal meetings and grabbing a quick coffee or snack with someone. It will be a destination in it's own right.

We see this space being much more bold than the reception atrium and to be a 'pop of colour'. The spring concept will come through in bold graphical elements and colourful upholstery and furniture. The flooring will still replicate the dark to light concept but act as a base for the colours to sit on top of.

In the meeting place there is a variety of furniture settings to cater for both tenants who are grabbing a coffee and for more organised events or meetings.

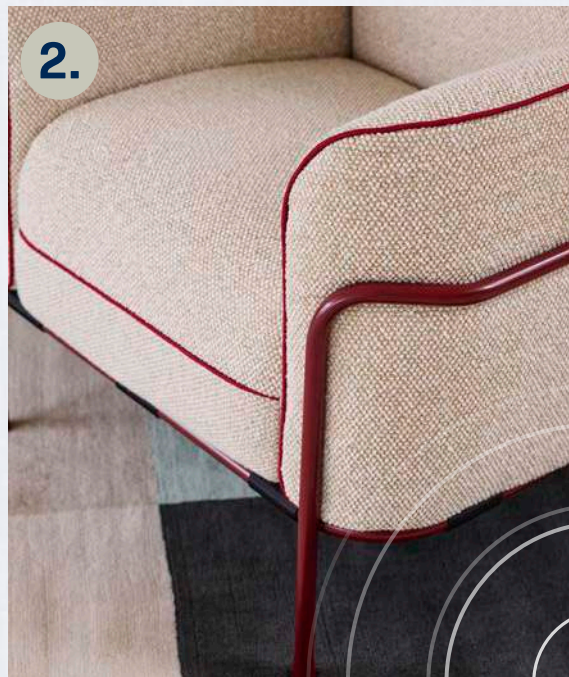


1. Stackable light oak dining chairs
2. Comfy lounge chairs in contrasting colours
3. Bold graphical prints on key walls to create focal points

1.



2.

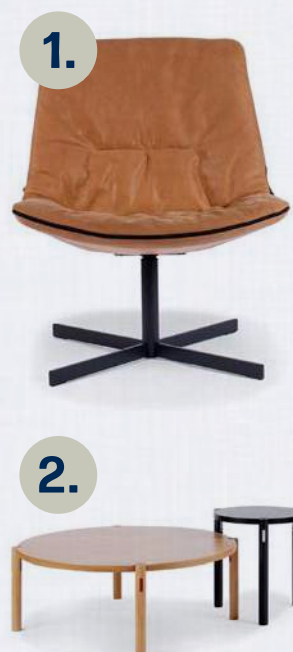


3.





- | | | |
|---|---|--|
| <p>1. Modus furniture, leather lounge chairs</p> <p>2. Various shaped coffee tables in different timber finishes</p> <p>3. Wire-framed dining chairs in bright colours</p> | <p>4. Bold patterned carpet to lounge area</p> <p>5. Timber effect vinyl flooring in 2 different shades</p> <p>6. Feature rug by Kvadrat</p> | <p>7. Walnut timber finish for joinery shelves and table tops</p> <p>8. Mixture of Kvadrat fabrics</p> |
|---|---|--|



Next Steps

- 1: Confirmation of removal of staircase with Aldermore - critical path item.
- 2: Structural input between Enigma and engineer on the atrium lights - weight and maintenance.
- 3: Further cost check joinery and signage at Stage 03 in order to further clarify costs.
- 5: Further M&E coordination and development of heating and cooling system etc. - critical path item for impact on design.
- 4: Further coordination and development of the basement shower and cycle facilities once we have received the layout from Cycling Score.
- 5: Develop stage 03 developed design pack post stage 02 concept sign off.



The Cost Plan

Prepared by Rider Levett Bucknall

Section **6**

REPORT

03 July 2020

UPDATED STAGE 2 COST REPORT

40 SPRING GARDENS, MANCHESTER

Prepared By

Rider Levett Bucknall UK Limited |
8 Princes Parade | Liverpool | L3 1DL

T: +44 (0)151 236 6864



UPDATED STAGE 2 COST

40 SPRING GARDENS, MANCHESTER



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2.0 Basis of Cost Report

3.0 Area Schedule

4.0 Cost Summary

APPENDICES

N/A

AUTHORISATION

This report has been prepared by:

Signature

Neil Leatherbarrow

and authorised for issue by:

Signature

David Crawford

40 Spring Gardens

Stage 2 Update

Project Summary

Project Number	0017085001
Project Description	40 Spring Gardens, Manchester
Version Number	3
Version Description	Stage 2 Design Cost Report
Building Classification	Commercial
Rates Current	July 2020
Estimated Net Cost	£1,262,915
Margin & Adjustments	£247,500
Estimated Total Cost	£1,510,415

40 Spring Gardens

Stage 2 Update

Project Details

Description
Description of the Project Introduction This report has been prepared to provide an updated Cost Plan for the Stage 2 Design for the proposed CAT A enhancement works at 40 Spring Gardens, Manchester. The proposed works include for the refurbishment and enhancement to the existing ground floor main entrance reception and atrium space, the construction of a new bike storage and changing facility in the basement, enhancement of the upper floor lift lobbies and the CAT A, B and C fit out to the existing ground floor adjacent retail space. Background As part of the initial property acquisition, budget costs were prepared for the refurbishment of the accommodation based on sketch proposals prepared by Space Invader. The proposals extended to the CAT A cosmetic refurbishment of the existing reception, provision of access control, together with the formation of cycle changing facilities in the basement car park. The budget costs also extended to maintenance and cosmetic works to the existing lifts as identified by Hurley Palmer Flatt as part of their initial acquisition survey. Based on the initial designs and acquisition reports, budget costs were identified at £1.5M ex VAT. Post acquisition of the property, a professional team has been appointed by the Fund to progress the CAT A refurbishment instruction. The scope of the instruction has evolved from the initial sketch designs, with design proposals prepared by Space Invader, in coordination with David Webb Associates as MEP Consultants and Cundall as Structural Engineers. The previous feasibility proposals capture further enhanced options to the lift lobbies as well as an enlarged cycle/changing facility in the basement car park. The proposals also include an option to extend the reception into the adjacent ground floor retail accommodation to create a multipurpose facility, complete with office/ touchdown space, meeting space and informal break-out facilities. Reconciliation to previous Cost Report The previous cost report identified a number of alternative options presented to the Fund with the cost for the preferred options totalling £2,109,735. Having reviewed the previous cost plan, the Fund set a budget for the works totaling £1,418,812.50, which accounted for their preferred design options (atrium without staircase and larger cycle /changing facility). Executive Summary The costs for the signed off Fund Budget have been split into different areas in line with the feasibility proposals as listed below: 1. Reception with the removal of existing stair 2. Basement works: Creation of cycle storage and changing facilities 3. Refurbishment to lift lobbies 4. Formation of new 'meeting place' space in existing ground floor retail unit The current total cost for the works identified above is £1,510,415 ex VAT.

40 Spring Gardens

Stage 2 Update

Project Details

Description

Basis of Estimate

Basis of Procurement

The programme duration is identified as:

- Design & Tender - May - December 2020
- Construction Period - January 2021 - April 2021 (subject to scope)

The costs are based on a procurement route of a single stage design and build.

Status of Cost Report

The cost report is based on the design information, listed in the 'Documents section' and is subject to future change with progression to the next stage of detailed design.

Next Steps

The current cost plan is above the identified Client budget by circa £90K ex VAT. Therefore the design will need to be further refined and costs validated as part of stage 3 to achieve the Client budget ahead of tender.

Items Specifically Excluded

Scope Exclusions

- VAT
- Legal costs
- Finance costs
- Decant / moving costs
- Upper floor lobbies to WCs and Escape Stairs
- Structural alterations to the building
- Professional fees
- Asbestos works

Cost Exclusions

- Works to external paving to Main Entrance area
- Any facade works to the lifts in the basement
- 'Meeting Place' refurbishment includes for basic coffee offering, not extensive catering facilities

Items Specifically Included

Assumptions and Clarifications

- Existing floor slab to the Basement in suitable condition to receive a screed finish

40 Spring Gardens

Stage 2 Update

Project Details

Description

- Assumed scope of works to First Floor to Eighth Floor lift lobbies; new floor finish, treatment to existing lift lobby cladding and replacing existing recessed light fittings.
- The main entrance door to the Meeting Place (ED(G)12) to remain and receive new powder coated finish and high level manifestation.
- Underfloor heating to Reception / Atrium area
- This cost plan does not allow for any extraordinary impacts due to the outbreak of Coronavirus, such as but not limited to materials and labour shortages and impacts on currency exchange rate variations. It is recommended that any potential extraordinary impact of Coronavirus should be reviewed as part of the clients corporate risk review and included on the project risk register where appropriate.
- Where the cost plan includes an allowance for inflation this is based on current published forecasts. The cost plan does not allow for any extraordinary or unexpected cost impact caused by a disruptive Brexit. It is recommended that any potential extraordinary impact of Brexit be reviewed as part of the clients corporate Brexit risk review and included on the project risk register, where appropriate.

Documents

SpaceInvader

- Feasibility Report April 2020
- 20009(20)200 Basement Shower Plan Option B 01-04-20
- 20009(20)201 Ground Floor Reception Plan 01-04-20

David Webb Associates

- 40 Spring Gardens, Manchester. MEP Services Outline Scope of Work

40 Spring Gardens
Stage 2 Update



Area Schedule

Location		AP (m²)	RO1 (m²)	BOB (m²)	UFL (m²)
R1	RECEPTION WITHOUT STAIRCASE		177		
UF	UPPER FLOOR LOBBIES				156
BB	BASEMENT			172	
AP	ADJACENCY PLAN	123			
TOTAL		123	177	172	156

40 Spring Gardens
Stage 2 Update



Location Summary

Rates Current At July 2020

Location		Total Cost GBP
R1	RECEPTION WITHOUT STAIRCASE	647,970
UF	UPPER FLOOR LOBBIES	92,400
BB	BASEMENT	346,880
AP	ADJACENCY PLAN	175,665
ESTIMATED NET COST		£1,262,915
MARGINS & ADJUSTMENTS		
MAIN CONTRACTORS PRELIMINARIES (12 WEEKS)		£95,000
MAIN CONTRACTORS OVERHEADS AND PROFIT		£85,000
PROJECT FEES		Excl.
OTHER DEVELOPMENT COSTS		Excl.
CONTINGENCY		£67,500
INFLATION		Excl.
ESTIMATED TOTAL COST		£1,510,415

40 Spring Gardens Stage 2 Update

Reception Summary

RO1: RECEPTION OPTION 1 WITHOUT
STAIRCASE Area
Rates Current At July 2020



Location	RO1 m²	Cost/m²	Total Cost GBP
R1 RECEPTION WITHOUT STAIRCASE	177	3,661	647,970
ESTIMATED NET COST	177	£3,661	£647,970

40 Spring Gardens Stage 2 Update

Location GROUP ELEMENT/ELEMENT/SUB-ELEMENT Item

R1 RECEPTION WITHOUT STAIRCASE

Rates Current At July 2020



Description	Qty	Unit	Rate	Total GBP
0 FACILITATING WORKS				
0.2 Major Demolition Works				
1 Removal and disposal of existing doors to: to cradle store (leaf and a half door)	1	No		Excl.
2 Infill existing wall opening to previous Cradle Store, now Building Management Room; to match existing	1	No		Excl.
3 Allowance for strip out of glazed canopy to Main Entrance		Item		10,000
0.2.2 Soft Strip Works				
1 Removal of existing reception desk, feature wall and existing staircase		Item		10,000
2 Allowance for the removal of Water Feature wall; including all Services		Item		10,000
Soft Strip Works				£20,000
Major Demolition Works				£30,000
0.6 Extraordinary Site Investigation Works				
1 Allowance for building surveys		Item		2,500
2 Allowance for Asbestos Survey		Item		1,500
Extraordinary Site Investigation Works				£4,000
FACILITATING WORKS				£34,000
2 SUPERSTRUCTURE				
2.1 Frame				
1 Allowance for Secondary Steels installation for Feature Lighting		Item		2,500
2 Allowance for Crash Deck for feature light installation works		Item		10,000
Frame				£12,500
2.5 External Walls				
1 Aluminum cladding system to Main Entrance walls	113	m²	450	50,850
2 External Building Signage / Branding		Item		10,000
3 Aluminum cladding system to Main Entrance soffit	22	m²	450	9,900
External Walls				£70,750
2.6 Windows and External Doors				
1 Allowance for manifestations to existing glazed Entrance (Included in costs below)		Item		Incl.

40 Spring Gardens

Stage 2 Update

Location GROUP ELEMENT/ELEMENT/SUB-ELEMENT Item

R1 RECEPTION WITHOUT STAIRCASE (continued)

Rates Current At July 2020

Description	Qty	Unit	Rate	Total GBP
2 Allowance for refurbished enhanced finish to existing Rotating Entrance Door	1	No	10,000	10,000
3 Allowance for Service of existing Main Entrance doors		Item		2,500
Windows and External Doors				£12,500
2.7 Internal Walls and Partitions				
1 Works to infill existing glazed balustrade to First Floor; following removal of staircase	2	m	1,500	3,000
2 Allowance to create new opening for new door location to Building Management Room		Item		Excl.
Internal Walls and Partitions				£3,000
2.8 Internal Doors				
1 Supply and install new doors, include ironmongery: -- to cradle store / Building Management Room (Single leaf)	1	No		Excl.
Internal Doors				Excl.
SUPERSTRUCTURE				£98,750
3 INTERNAL FINISHES				
3.1 Wall Finishes				
1 Supply and installation of Back Lit Perspex Wall System, including supporting sub-frame, (To Informal Working Booth Area)	55	m²	300	16,500
2 Remove existing timber clad system, including sub-frame to fronts to lift lobby	38	m²		Excl.
3 Treatment to the existing lift lobby timber fascia fronts to comprise sanding down and staining	38	m²	100	3,800
4 New paint decoration to wall above lift fronts, inside Building Management Room and adjacent wall	77	m²	10	770
5 Feature concrete paneling system; to Main Entrance Walls	149	m²	300	44,700
6 New structural wall elements following the removal of the Water Feature wall	55	m²	150	8,250
7 Supply and Install Vinyl Wall Covering to Wall of Building Management Room	28	m²	50	1,400
Wall Finishes				£75,420
3.2 Floor Finishes				
1 Removal and disposal of existing barrier matting.	25	m²	50	1,250

40 Spring Gardens

Stage 2 Update

Location GROUP ELEMENT/ELEMENT/SUB-ELEMENT Item

R1 RECEPTION WITHOUT STAIRCASE (continued)

Rates Current At July 2020

Description	Qty	Unit	Rate	Total GBP
2 Removal and disposal of existing tiled flooring to reception, including light strips; including existing under-floor heating system	150	m²	50	7,500
3 Supply and installation of new entrance barrier matting	25	m²	500	12,500
4 Supply and installation new flooring to reception: Porcelain stone tile	150	m²	120	18,000
5 Removal and disposal of Building Management Room flooring	11	m²	20	220
6 New flooring to Building Management Room	11	m²	45	495
7 EO allowance for screed to new flooring	150	m²	25	3,750
8 Supply and Installation of new flooring into Lift Cars	12	m²	155	1,860
Floor Finishes				£45,575
3.3 Ceiling Finishes				
1 Feature concrete paneling system to Main Entrance ceiling (Internal)	68	m²	350	23,800
2 Allowance for ceiling enhancements to Atrium area		Item		Excl.
Ceiling Finishes				£23,800
INTERNAL FINISHES				£144,795
4 FITTINGS, FURNISHINGS AND EQUIPMENT				
4.1 Fittings, Furnishing and Equipment				
1 New reception desk		Item		25,000
2 Feature wall / signage to rear of reception desk		Item		10,000
3 New security speed gates to reception: As BOON EDAM Quote Ref. FH/GF/28616/AVI/20		Item		40,000
4 Media screen to reception; Allowance for general AV		Item		5,000
5 Allowance for loose seating, tables, touch down area, planters, privacy screens, etc.		Item		10,000
6 Informal working Booths to Atrium	2	No	15,000	30,000
7 Allowance for statutory signage		Item		1,500
8 Allowance for Signage / Wayfinding / Branding		Item		15,000
Fittings, Furnishing and Equipment				£136,500
FITTINGS, FURNISHINGS AND EQUIPMENT				£136,500

40 Spring Gardens

Stage 2 Update

Location GROUP ELEMENT/ELEMENT/SUB-ELEMENT Item

R1 RECEPTION WITHOUT STAIRCASE (continued)

Rates Current At July 2020

Description	Qty	Unit	Rate	Total GBP
5 SERVICES				
5.6 Space Heating and Air Conditioning				
1 Allowance for mechanical works to central atrium; including the installation of additional FCUs to the Atrium space		Item		30,000
2 Allowance for under floor heating to Main Reception and Atrium		Item		10,000
3 Allowance for the installation of 2 No air curtains to the Main Entrance doors		Item		Excl.
4 Replacement of surface grilles to existing Trench Heaters		Item		5,000
Space Heating and Air Conditioning				£45,000
5.8 Electrical Installations				
5.8.2 Power Installations				
1 Allowance for Commissioning and Re-use of DB LL1		Item		1,500
2 Allowance for Small Power and Data installations (Works in accordance with DWA Outline Scope of Works)	177	m²	25	4,425
Power Installations				£5,925
5.8.3 Lighting Installations				
1 New lighting to entrance lobby ceiling		Item		20,000
2 Feature Lighting to Central Atrium and Entrance Lobby		Item		60,000
3 Allowance for wiring and controls to feature Atrium Lighting		Item		25,000
Lighting Installations				£105,000
Electrical Installations				£110,925
5.10 Lift and Conveyor Installations				
1 Lift Service; capturing replacement door drives and controllers <i>Note: Lift Access controls budget cost are reported separately - this option includes for Speedgates installations as this was identified as the preferred option.</i>	4	No		Excl.
2 Works to enhance existing lift car interiors; including	4	No	10,000	40,000
Lift and Conveyor Installations				£40,000

40 Spring Gardens

Stage 2 Update

Location GROUP ELEMENT/ELEMENT/SUB-ELEMENT Item

R1 RECEPTION WITHOUT STAIRCASE (continued)

Rates Current At July 2020

Description	Qty	Unit	Rate	Total GBP
5.11 Fire and Lightning Protection				
5.11.1 Fire Fighting Systems				
1 Allowance for retaining repeat panel, indicator panel, fire detection system to the Atrium and 2 No smoke detectors in the Entrance Hall to be relocated to suit future ceiling design		Item		5,000
Fire Fighting Systems				£5,000
Fire and Lightning Protection				£5,000
5.12 Communication, Security and Control Systems				
5.12.2 Security Systems				
1 Allowance for relocation of controls for the Main Entrance revolving door from existing Reception Desk to Manager's Office		Item		3,500
2 Allowance for protection and re-commissioning of existing access controls, external audio entry phone system and CCTV cameras		Item		5,000
3 Allowance for the relocation of existing controls from existing Reception Desk to the new reception desk (Or alternatively the Manager's Office - subject to Client confirmation). To include: Key switch for fire exit doors to Marriott Court and Brown Street Handset for car park exit intercom CCTV monitor Access Control PC and Fob programme Disabled WC status panel Key switch override switch (lighting, overdoor heaters and trench heaters) Generator status panel Public address control panel		Item		5,000
4 Allowance for replacement of existing CCTV Cameras		Item		4,500
5 Allowance for Speedgate electrical services		Item		5,000
Security Systems				£23,000
Communication, Security and Control Systems				£23,000
5.14 Builder's Work in Connection with Services				
1 Allowance for BWIC		Item		10,000
Builder's Work in Connection with Services				£10,000
SERVICES				£233,925

40 Spring Gardens
Stage 2 Update

Location GROUP ELEMENT/ELEMENT/SUB-ELEMENT Item

R1 RECEPTION WITHOUT STAIRCASE (continued)

Rates Current At July 2020

Description	Qty	Unit	Rate	Total GBP
8 EXTERNAL WORKS				
8.2 Roads, Paths, Pavings and Surfacing				
1 Allowance for enhancements to external paving	21	m²		Excl.
Roads, Paths, Pavings and Surfacing				Excl.
EXTERNAL WORKS				Excl.
RECEPTION WITHOUT STAIRCASE				£647,970

40 Spring Gardens
Stage 2 Update

Basement Summary

Rates Current At July 2020

Location	AP m²	Cost/m²	BOB m²	Cost/m²	Total Cost GBP
BB BASEMENT			172	2,017	346,880
ESTIMATED NET COST			172	£2,017	£346,880

Legend

AP = Adjacency Plan Area

BOB = BASEMENT OPTION B Area

40 Spring Gardens

Stage 2 Update

Location GROUP ELEMENT/ELEMENT/SUB-ELEMENT Item

BB BASEMENT

Rates Current At July 2020

Description	Qty	Unit	Rate	Total GBP
0 FACILITATING WORKS				
0.2 Major Demolition Works				
1 Allowance for the strip out of existing Car Park; bollards, protections, etc		Item		5,000
2 Allowance for specialist clean to existing surfaces prior to works commencing		Item		2,500
3 Removal of existing insulation board to Basement ceiling; following isolation and removal of services	65	m²	20	1,300
Major Demolition Works				£8,800
0.6 Extraordinary Site Investigation Works				
1 Allowance for building surveys		Item		2,500
2 Allowance for Asbestos Survey		Item		Incl.
Extraordinary Site Investigation Works				£2,500
FACILITATING WORKS				£11,300
2 SUPERSTRUCTURE				
2.7 Internal Walls and Partitions				
1 Internal partition; boarded both sides; assumed average height 3m	245	m²	65	15,925
2 Internal partition; boarded one side	103	m²	55	5,665
3 Internal partition; to create bike store; Mesh Security cage	35	m²	80	2,800
4 Internal partition; blockwork	46	m²	85	3,910
5 Heavy duty IPS panel system	12	No	500	6,000
Internal Walls and Partitions				£34,300
2.8 Internal Doors				
1 Supply and install new Single doors, include ironmongery	17	No	800	13,600
2 Supply and install new Double doors, include ironmongery (Plant Room)	1	No	2,000	2,000
3 Supply and install new Double doors, include ironmongery (Services Cupboard)	1	No	1,400	1,400
4 Supply and install new Double doors, include ironmongery (Cycle Store)	1	No	3,000	3,000
Internal Doors				£20,000
SUPERSTRUCTURE				£54,300

40 Spring Gardens

Stage 2 Update

Location GROUP ELEMENT/ELEMENT/SUB-ELEMENT Item

BB BASEMENT (continued)

Rates Current At July 2020

Description	Qty	Unit	Rate	Total GBP
3 INTERNAL FINISHES				
3.1 Wall Finishes				
1 New paint decoration to full height wall	245	m²	15	3,675
2 Tile / hygienic wall cladding	295	m²	65	19,175
Wall Finishes				£22,850
3.2 Floor Finishes				
1 Allowance for treatment to existing floor slab; screed finish or similar	65	m²	25	1,625
2 Feature Vinyl; to Changing facilities	108	m²	45	4,860
3 Lobby Area flooring	18	m²	45	810
4 Floor paint finish; to Cycle Store, lockers and drying rooms	48	m²	25	1,200
Floor Finishes				£8,495
3.3 Ceiling Finishes				
1 Exposed services; treatment to soffit; spraying out existing services	65	m²	50	3,250
2 Allowance for MF ceiling area to Changing Facilities	108	m²	40	4,320
Ceiling Finishes				£7,570
INTERNAL FINISHES				£38,915
4 FITTINGS, FURNISHINGS AND EQUIPMENT				
4.1 Fittings, Furnishing and Equipment				
1 Bike Store cage; approx. 40 No bike units; two tier	2	No	15,000	30,000
2 Mesh lockers; to Drying facility; Assumed full 2m height; fixed	17	No	350	5,950
3 Locker unit	40	No	200	8,000
4 Allowance for feature benching to Changing Facilities	2	No	2,500	5,000
5 Allowance for benching to individual shower units	10	No	500	5,000
6 Allowance for feature full length mirror	2	No	2,000	4,000
7 Allowance for feature mirror to vanity units	2	No	1,000	2,000
8 Allowance for mirror to shower units	10	No		Excl.
9 Vanity Unit	2	No	3,500	7,000

40 Spring Gardens Stage 2 Update

Location GROUP ELEMENT/ELEMENT/SUB-ELEMENT Item

BB BASEMENT (continued)

Rates Current At July 2020

Description	Qty	Unit	Rate	Total GBP
10 Allowance for statutory signage		Item		2,000
11 Allowance for Signage / Wayfinding / Branding		Item		3,000
12 Bike maintenance equipment		Item		1,500
Fittings, Furnishing and Equipment				£73,450
FITTINGS, FURNISHINGS AND EQUIPMENT				£73,450
5 SERVICES				
5.1 Sanitary Installations				
1 Shower Unit	10	No	1,750	17,500
2 WC Unit	2	No	800	1,600
3 Sink unit; including taps; trough style sink unit	2	No	2,500	5,000
4 Disabled WC / Shower facility	1	No	5,000	5,000
5 Hand dryer	5	No	600	3,000
6 Allowance for soap dispenser units	3	No	50	150
7 Allowance for paper towel dispensers	3	No	75	225
8 Allowance for Hairdryers / Straighteners facility		Item		1,000
Sanitary Installations				£33,475
5.3 Disposal Installations				
1 Allowance for pumped drainage system and connection into existing building drainage	13	No	500	6,500
2 Allowance for Showers PH installations		Item		15,000
Disposal Installations				£21,500
5.4 Water Installations				
1 Allowance for Water Supply to new Changing Facilities	172	m²	20	3,440
2 Allowance for domestic water installation		Item		5,000
Water Installations				£8,440
5.6 Space Heating and Air Conditioning				
1 Allowance for Mechanical Installations / alterations	172	m²	15	2,580

40 Spring Gardens Stage 2 Update

Location GROUP ELEMENT/ELEMENT/SUB-ELEMENT Item

BB BASEMENT (continued)

Rates Current At July 2020

Description	Qty	Unit	Rate	Total GBP
2 Allowance for wet heating		Item		20,000
Space Heating and Air Conditioning				£22,580
5.8 Electrical Installations				
1 Allowance for Electrical Installations / alterations; including removal and alteration to existing lighting; and installation of new Distribution Board, switchboard extension and sub-main cable run; including standard lighting	172	m²	210	36,120
2 Allowance for main switchboard extension for Showers DB		Item		10,000
Electrical Installations				£46,120
5.11 Fire and Lightning Protection				
5.11.1 Fire Fighting Systems				
1 Allowance for fire protection	172	m²	25	4,300
Fire Fighting Systems				£4,300
Fire and Lightning Protection				£4,300
5.12 Communication, Security and Control Systems				
5.12.2 Security Systems				
1 Allowance for Access Control to Cycle Store Doors (Allowance for 5 No doors)		Item		10,000
Security Systems				£10,000
Communication, Security and Control Systems				£10,000
5.13 Specialist Installations				
1 Service Relocation: Power supply to Cat 5 Water Tank		Item		5,000
2 Service Relocation: Access Control / CCTV		Item		5,000
3 Service Relocation/Adaption: Containment (Yellow)		Item		5,000
4 Service Relocation: Incoming water <i>Excluded - not required, incoming water to be boxed in and retained</i>		Item		2,500
Specialist Installations				£17,500
5.14 Builder's Work in Connection with Services				
1 Allowance for BWIC with Services / Testing and Commissioning		Item		5,000
Builder's Work in Connection with Services				£5,000
SERVICES				£168,915
BASEMENT				£346,880

40 Spring Gardens
Stage 2 Update

Upper Floor Lift Lobbies Summary

UFL: UPPER FLOOR LOBBIES Area
Rates Current At July 2020

Location	UFL m²	Cost/m²	Total Cost GBP
UF UPPER FLOOR LOBBIES	156	594	92,400
ESTIMATED NET COST	156	£594	£92,400

40 Spring Gardens
Stage 2 Update

Location GROUP ELEMENT/ELEMENT/SUB-ELEMENT Item

UF UPPER FLOOR LOBBIES

Rates Current At July 2020

Description	Qty	Unit	Rate	Total GBP
0 FACILITATING WORKS				
0.2 Major Demolition Works				
0.2.2 Soft Strip Works				
1 Remove existing floor finish	160	m²	20	3,200
2 Remove existing ceiling finish	160	m²	0	0
Soft Strip Works				£3,200
Major Demolition Works				£3,200
FACILITATING WORKS				£3,200
2 SUPERSTRUCTURE				
2.8 Internal Doors				
1 Service existing double doors to Lift Lobby; including ironmongery upgrade	16	No	1,000	16,000
Internal Doors				£16,000
SUPERSTRUCTURE				£16,000
3 INTERNAL FINISHES				
3.1 Wall Finishes				
1 Allowance for painting to Lift lobby walls	80	m²	10	800
2 Enhancement/stain to existing timber lift cladding system	304	m²	100	30,400
Wall Finishes				£31,200
3.2 Floor Finishes				
1 Floor finish to lift lobby	160	m²	75	12,000
Floor Finishes				£12,000
3.3 Ceiling Finishes				
1 MF ceiling	160	m²		Excl.
Ceiling Finishes				Excl.
INTERNAL FINISHES				£43,200
4 FITTINGS, FURNISHINGS AND EQUIPMENT				
4.1 Fittings, Furnishing and Equipment				
1 Allowance for Statutory signage / wayfinding		Item		2,000
2 Allowance for Branding / Feature signage		Item		16,000
Fittings, Furnishing and Equipment				£18,000
FITTINGS, FURNISHINGS AND EQUIPMENT				£18,000

40 Spring Gardens

Stage 2 Update

Location GROUP ELEMENT/ELEMENT/SUB-ELEMENT Item

UF UPPER FLOOR LOBBIES (continued)

Rates Current At July 2020

Description		Qty	Unit	Rate	Total GBP
5	SERVICES				
5.8	Electrical Installations				
1	Allowance for minor electrical alterations to lighting; installation of new LEDs	160	m²	75	12,000
Electrical Installations					£12,000
SERVICES					£12,000
UPPER FLOOR LOBBIES					£92,400

40 Spring Gardens

Stage 2 Update

Retail Unit Summary

AP: Adjacency Plan Area
Rates Current At July 2020

Location		AP m²	Cost/m²	Total Cost GBP
AP	ADJACENCY PLAN	123	1,428	175,665
ESTIMATED NET COST		123	£1,428	£175,665

40 Spring Gardens

Stage 2 Update

Location GROUP ELEMENT/ELEMENT/SUB-ELEMENT Item

AP: 123 m² Cost/m²: £1,428
Rates Current At July 2020

AP ADJACENCY PLAN

Description	Qty	Unit	Rate	Total GBP
0 FACILITATING WORKS				
0.2 Major Demolition Works				
1 Strip out of Tenant installations	1	No	5,500	5,500
2 Strip out of existing floor finish	123	m ²	10	1,230
3 Strip out of existing ceiling finish	123	m ²	15	1,845
Major Demolition Works			£70/m²	£8,575
FACILITATING WORKS			£70/m²	£8,575
2 SUPERSTRUCTURE				
2.5 External Walls				
1 Allowance for Feature Signage to 'Meeting Place'		Item		5,000
External Walls			£41/m²	£5,000
2.7 Internal Walls and Partitions				
1 Knock-through / Create opening for new Entrance from Main Lobby		Item		5,000
2 Stud partition; assumed 2600mm height; 30 min fire rated	31	m ²	75	2,325
Internal Walls and Partitions			£60/m²	£7,325
2.8 Internal Doors				
1 New Entrance door to Main Lobby space	1	No	3,500	3,500
2 Internal single door	2	No	900	1,800
Internal Doors			£43/m²	£5,300
SUPERSTRUCTURE			£143/m²	£17,625
3 INTERNAL FINISHES				
1 Allowance for Fit Out of 'Meeting Place' (Exc. Furniture)	123	m ²		Excl.
3.1 Wall Finishes				
1 Paint finish to walls	198	m ²	15	2,970
2 Allowance for hygienic wall paneling. Assumed quantum.	10	m ²	45	450
3 Allowance for tiled finish to WC; assumed half height	10	m ²	70	700
4 Allowance for unknown feature wall finishes		Item		3,000
Wall Finishes			£58/m²	£7,120

40 Spring Gardens

Stage 2 Update

Location GROUP ELEMENT/ELEMENT/SUB-ELEMENT Item

AP: 123 m² Cost/m²: £1,428
Rates Current At July 2020

AP ADJACENCY PLAN (continued)

Description	Qty	Unit	Rate	Total GBP
3.2 Floor Finishes				
1 Allowance for feature vinyl floor finish throughout	123	m ²	65	7,995
Floor Finishes			£65/m²	£7,995
3.3 Ceiling Finishes				
1 Allowance for feature ceiling throughout	123	m ²	50	6,150
2 Allowance for bulkheads		Item		2,500
Ceiling Finishes			£70/m²	£8,650
INTERNAL FINISHES			£193/m²	£23,765
4 FITTINGS, FURNISHINGS AND EQUIPMENT				
1 EO Allowance for bespoke feature joinery; including Coffee Bar / Servery	1	No	30,000	30,000
4.1 Fittings, Furnishing and Equipment				
1 Allowance for Cat C furniture fit-out		Item		30,000
2 Allowance for feature sound curtain to Meeting area		Item		2,500
Fittings, Furnishing and Equipment			£264/m²	£32,500
FITTINGS, FURNISHINGS AND EQUIPMENT			£508/m²	£62,500
5 SERVICES				
1 Allowance for services installations to 'Meeting Place'	123	m ²	400	49,200
2 Allowance AV enhancements to 'Meeting Place' space		Item		7,500
5.1 Sanitary Installations				
1 Allowance for 1 Nr Block 'Superloo'	1	No	6,500	6,500
Sanitary Installations			£53/m²	£6,500
SERVICES			£514/m²	£63,200
ADJACENCY PLAN			£1,428/m²	£175,665

The Scope Of Works

Prepared by David Webb Associates

Section **7**



40 SPRING GARDENS, MANCHESTER

MEP SERVICES OUTLINE SCOPE OF WORKS

INTRODUCTION

DWA have been instructed to prepare a stage 3 design for the MEP services installations associated with the improvements to the Reception and introduction of cycle storage and shower facilities in the basement of 40 Spring Gardens, Manchester.

This outline scope of works should be read in conjunction with the Space Invader Design feasibility report dated March 2020 revision B.

RECEPTION

Electrical Services

Strip-out/Diversions

The lighting installation shall be stripped-out in its entirety.

The external glass light box over the main entrance shall be removed.

The 3-phase supply to the water feature system located in the Manager's office shall be stripped out.

The controls for the main entrance revolving door shall be relocated from the existing reception desk to the Manager's office.

The following reception desk mounted controls shall be relocated either to the new desk or the Manager's office (to be discussed with client):

- Key switch for fire exit doors to Marriott Court and Brown Street
- Handset for car park exit intercom
- CCTV monitor
- Access control PC and fob programme
- Disabled WC status panel
- Key switch central override switch (lighting, overdoor heaters and trench heaters)
- Generator status panel
- Public address control panel

Electrical distribution

The reception area is served by distribution board DB LL1 located in the electrical cupboard adjacent to lift no 4. This shall be retained for re-use in the scheme.

40 SPRING GARDENS, MEP OUTLINE SCOPE OF WORKS



Lighting and Emergency Lighting

Suspended decorative feature lighting fittings to entrance hall and atrium. Vertical LED strips integrated into the side wall panels.

Reception desk to be backlit by integrated LED as part of the desk design.

Lift fascias to be backlit by LED panels.

Emergency lighting to be provided by dedicated point type self-contained non-maintained emergency lighting luminaires.

Illuminated exit signs to be provided over main entrance doors.

Small Power and Data

Existing dado trunking and associated small power to be retained in the Manager's office. Trunking to be extended following removal of water feature plant.

Existing cleaner's socket outlets to be retained adjacent lifts 1 and 4. Additional cleaners sockets outlets to be installed in the Entrance Hall.

Small power and data outlets to be provided to serve new reception desk.

Small power and data outlets to be provide to audio-visual equipment (if required).

Fire Detection and Alarms

The existing fire alarm repeat panel and indicator panel above the door to the stair core shall be retained.

The existing aspirated fire alarm detection system serving the atrium shall be retained.

The 2no point type smoke detectors in the entrance hall shall be relocated to suit the new ceilings.

Security

Speed gates to be provided as detailed in the Space Invader feasibility report, either option A adjacent reception desk, or option B in front of lifts.

Alternatively, access control to be introduced to each passenger lift.

Existing access controls to the two main entrance doors and the door to the stair core shall be retained.

Existing external audio entry phone system with integrated door access reader to be retained.

Existing CCTV camera to be retained (one external and two internal).



Mechanical Services

Strip-out/Diversions

Electric Under-door trench heaters shall be validated and then serviced and retained if they are in good working order. Otherwise, the heaters shall be replaced with new alternatives.

Water feature in entrance area shall be stripped out and removed. This shall include all pumps, pipes, power, control and all other ancillaries. Water pipes shall be stripped back to the nearest supply main pipe within Lower Ground Floor where the pipe shall be cut and stripped out. No dead legs shall be left in the system as a result of the strip out works.

Heating

The entrance hall and atrium shall be heated utilising a wet underfloor heating system covering the entire footprint of the occupied area. In addition, fan coil units installed either vertically within in the entrance area around the perimeter or at high level within the car park below, shall provide supplementary heating to the reception desk, while at the same time act to limit stratification of hot air within the atrium. It is worth noting that stratification of hot air cannot be totally eliminated without utilising very powerful and noisy destratification fans installed at the top of the atrium, which, for multiple reasons, are deemed inappropriate for the space.

Comfort Cooling

Comfort cooling shall be provided to the reception area utilising the same fan coil units described in the heating services. The fan coil units will also supply cooled air at high level via wall mounted grilles when cooling is required. The entire arrangement shall require boxing-out within the walls which shall be subject to coordination with the interior design team.

Ventilation

The lobby shall not require a mechanical ventilation system. As there is no fixed occupancy within the space, and the air change resultant from the door opening will be sufficient.

Domestic Water

There will be no water services within the reception, unless specifically required for drinking fountain or coffee machines.

Public Health and Waste Disposal

There will be no requirement for PH services within the reception, unless specifically required for drinking fountain or other appliances. Condensate drainage from the FCUs shall be pumped to the nearest drainage points in basement levels LG1 or LG2



BASEMENT CYCLE FACILITIES/SHOWERS

Electrical Services

Strip-out/Diversions

Existing Virgin and Openreach intake points to be retained and be suitably enclosed with access door.

Existing 4no security, 3no access control and CCTV power supply units to be relocated.

Power supply to cat 5 water tank to be relocated to new position of tank.

High level cable containment systems to be adapted to maximise head room in shower area.

Car park lighting and emergency lighting to be partially stripped-out and modified.

Power supply and controls for car park fan unit to be relocated to new position of fan.

Electrical distribution

New distribution board to be provided for the shower facility.

The existing main switchboard has no spare ways, which means that a switchboard extension will be required to supply the new distribution board.

A new sub-main cable to be run between the main switchboard at level LG1 and the showers distribution board at level LG2 using existing cable tray as far as possible.

Lighting and Emergency Lighting

New lighting and emergency lighting installations to be provided in the shower and cycle store to meet CIBSE criteria.

Luminaires to be surface mounted LED type generally controlled automatically by movement sensors. IP65 rated luminaires to be used in the showers.

Small Power

Small power outlets to be provided for cleaners' use.

Small power to be provided for hand and hair dryer points.

Power supplies to be provided for mechanical services plant including hot water heaters, pumps and ventilation fans.

Fire Detection and Alarms

Car park automatic detectors to be stripped-out or be relocated to suit new shower areas.

Smoke detection to be introduced to changing areas and circulation routes.

Sounders and visual audible devices to be introduced throughout the shower area.

Fire alarm interface unit for access control system to be relocated to suit new controls position.

Security

Entry phone/fob reader for door to core to be relocated to locker room entrance.



New access control point for cycle store doors.

CCTV cameras to be introduced inside and outside of cycle store.

Mechanical Services

Strip-out/Diversions

Booster/break tank system located at lower ground floor level and serving the water feature within the reception as well as the café at ground floor shall be relocated. This involves moving the water pipes, electrical supply, control and BMS interface, and re-routing the domestic water pipes to the new position. All new positions for the plant shall be coordinated and agreed prior to works commencing.

Air circulation fan shall be relocated out of the proposed shower area, this shall include electrical supply, control and BMS interface, CO2 sensor, and all other ancillaries.

Existing main drainage and rain water pipes within the shower area shall be retained and boxed-out. Sufficient access shall be allowed for inspection and rodding.

Three incoming water supply pipes within the shower area shall be retained and boxed out. These shall require frequent access for meter reading. Therefore, easy access shall be essential.

Heating

Heating to the shower zone shall be provided by means of either wet radiators or electric panel heaters. There is existing LTHW pipework in the basement adjacent to the proposed shower location, so it could be possible to take a branch off the existing pipework to serve a wet heating system in the new shower block.

Ventilation

Fresh and extract air shall be delivered to/from the proposed basement showers utilising a heat recovery ventilation unit (HRVU) installed at high level within the basement. The unit shall draw fresh air via a duct extending next to the roller shutter, avoiding hot air from the condenser plant, and shall discharge extract air directly into the car park.

Drying room provisions

The proposed drying room within the shower facility shall be equipped with electric panel heaters as well as mechanical extract ventilation. The capacity of the heating and extract systems shall be sufficient to ensure rapid moisture extract from the zone and the prevention of odours and excessive humidity. Extract from the room shall be discharged within the basement area close to the roller shutter.

Domestic Water

Boosted domestic cold water shall be supplied to the proposed showers by tapping into the main BCWS (Boosted Cold Water Supply) which extends from the tank room to serve the building. The main supply pipe is adjacent to the shower area, so it should be relatively easy to tap into it and take a branch to feed the shower. The new branch shall be fitted with the required pressure regulation and backflow prevention devices.



Hot water for the wash basins shall be generated utilising electric immersion heaters, either pass-through compact type, or point-of-use storage type. The shower heads shall be electric and shall not require external hot water supply.

Public Health and Waste Disposal

Waste from the shower zone shall be routed at high level within the level below to the corner, where it shall drop to a twin pump installed at low level. Waste shall then be pumped up to high level where it will connect to the existing building drainage.

David Webb Associates

Rev.01 on 3rd July 2020

Principal Designer Report

Prepared by Leslie Clark

Section 8

Principal Designer's Stage 2 Report

1.1 Construction (Design & Management) Regulations 2015

The proposed works constitute “construction works” as defined by the Construction (Design & Management) Regulations 2015 and these regulations will apply to the project.

The Client has appointed Leslie Clark as Principal Designer and will in due course need to appoint a competent Principal Contractor.

1.2 Competence

All design team members, to date, have been previously assessed for competence.

All designers appointed by the Client in the future should have appropriate competency checks, if not already on Aviva's approved list.

1.3 Design and Construction Hazards

The design team will, so far as is reasonably practicable, either design out hazards or reduce risks to an acceptable level. This will be achieved using the hierarchy from the general principles of prevention to balance risks to health & safety against costs and design requirements.

A CDM Health and Safety Log has been produced by the Principal Designer as part of the Stage 2 report. The Design Team shall provide information on risks that cannot be eliminated for inclusion in the hazard register. This will be kept as a live document throughout the duration of the project and will form the final residual risk/ hazard register.

Significant hazards likely to be present during construction or which remain to be addressed in the design will be highlighted to the Principal Contractor and suggested control measures or strategies provided.

Significant risks identified to date will be included on the health & safety log. These risks include:

- Works within live areas of the building such as reception areas, basements and lift lobbies.
- Interaction with building users within the ground floor circulation area.
- Material transport to upper floor
- Installation of large construction elements at high level, eg. New light fittings and fixing details within the atrium
- Prevention of nuisance from noise, dust and vibration both within the building.

The constricted nature of the site in a busy city centre location will make construction operations more hazardous due to:

- The close proximity of the adjoining occupied buildings. This will affect hours of working and possible limitations on vehicle movements.

These aspects of the development will make deliveries of plant and materials, materials distribution and the removal of waste key aspects of the logistics plan.

Although not all specifically addressed at this early stage in the design process, the following significant hazards will need to be dealt with as the design develops:

- Safe means for cleaning, accessing and maintaining new suspended lighting within the atrium.
- Exploration into whether the new suspended lighting impacts on the existing atrium cleaning strategy.
- Access for other building users and maintaining a fire strategy during the construction phase.
- Sequencing / phasing of the reception and staircase demolition works to provide safe access throughout to building users.
- Consideration of materials specified and work sequences during construction which may create health hazards to building users ie. Solvent based paints/ materials and materials which require cutting/ drilling creating noise and dust

1.4 Pre-Construction Information

Should the project proceed to the next design stage, Leslie Clark and the project team will collectively collate the available existing information to form the Pre-Construction Information.

Existing As Built information from the original construction is available within the building and will be available to all tendering Designers and Contractors where required.

Additional Surveys and Investigations will be undertaken where existing information is lacking. The need for further information will be identified by the project team.

The Pre-Construction Information pack will continue to be developed and will eventually form part of the tender documentation.

1.5 Residual Risks to future occupants

Any risks to future occupants that cannot be designed out will be communicated to all by way of residual risk register within the Health and Safety File.

At present, the below hazards are likely to affect person cleaning/ maintain the building or using the structure as a workplace, however the design team are still aiming to eliminate or reduce some of these risks;

- Maintenance and access requirements to new suspended atrium lighting.

1.6 Programme

Monitoring of the time allowed for both the design and the construction of the development has a significant bearing on the healthy and safe outcome of this project.

Allocation of sufficient time to enable the team to undertake the work without risk to health and safety is a very important duty of the Client. This needs to be managed throughout the design process through to completion on site so that both the construction and use of the project can be carried out in safety and without health being put at undue risk.



Health and Safety Log

Prepared by Leslie Clark

Section **8**

Aviva Investors Real Estate

HEALTH AND SAFETY LOG

FOR

COMMON PARTS REFURBISHMENT
40 SPRING GARDENS, MANCHESTER, M2 1EN

JUNE 2020

Issue No: 1

Health and Safety Log
COMMON PARTS REFURBISHMENT
40 SPRING GARDENS, MANCHESTER, M2 1EN

The following is a log of health and safety issues identified by the Project Team, which may need further clarification or design. Ownership of these issues rests with members of the Project Team as identified in the Log.

It is expected that through design development these issues can be resolved and the resultant risk either avoided or reduced to a level that is acceptable to Aviva Investors.

OUTSTANDING ISSUES

No.	H&S issue identified by the Project Team	Date added	Design/ Project Responsibility	Details	Project Team Feedback	Current Risk Rating (H, M, L)	Action Complete / Risk Accepted	Significant Residual Risk Yes/ No
1	Live office Floors and Internal Communal Areas	15/06/20	Design Team Principal Contractor	Live office environment on all floors Works to be undertaken within building's main thoroughfare Interface with building users Noise, dust, vibration and fumes Maintaining safe access and emergency egress for occupants	Principal Contractor to ensure that safe access is maintained to the all areas of the building. Project team to suggest phasing of works / sequencing Out of hours working in live areas and communal areas. Design team to consider materials used which may have an effect on building users. I.e. solvents All works to be suitably segregated from the general public and other building users. Maintain safe/ segregated fire escape routes. Liaison with building management. Robust Traffic Management Plan to be produced prior to works commencing on site.	M	Ongoing	No

No.	H&S issue identified by the Project Team	Date added	Design/ Project Responsibility	Details	Project Team Feedback	Current Risk Rating (H, M, L)	Action Complete / Risk Accepted	Significant Residual Risk Yes/ No
2	Working at height	15/06/20	Principal Contractor	Works at height Ceiling level access Installation of Atrium lighting	Principal Contractor to supply appropriate means of access equipment	M	Ongoing	No
3	Live services	15/06/20	Principal Contractor David Webb Associates	Working with live services Water borne diseases (redundant waterfall plant) Unidentified services	Project team to supply Principal Contractor with relevant Pre Construction Information Principal Contractor to refer to As Fitted information. Principal Contractor to undertake his own investigations LOTTO Procedures. Permit to work Ensure water systems have been dosed/ disinfected.	L	Ongoing	No

No.	H&S issue identified by the Project Team	Date added	Design/ Project Responsibility	Details	Project Team Feedback	Current Risk Rating (H, M, L)	Action Complete / Risk Accepted	Significant Residual Risk Yes/ No
4	Materials Transport	15/06/20	Design Team Principal Contractor	Manual Handling Materials transport through building Interface with other building users	Design team to consider manual handling during material selection Break materials down into small components where possible. Use of Goods Lift Banksman supervising material transport Material transport to be undertaken out of hours.	L	Ongoing	No
5	Atrium Suspended lighting Buildability Access for cleaning and maintenance Interface with existing atrium cleaning strategy	15/06/20	Design Team Principal Contractor	Work at height Provision of appropriate access equipment Interface with building users Structural fixings	Design Team to develop safe access, cleaning and maintenance strategy Design team to consider buildability of proposed solution Any implications on existing atrium cleaning strategy to be resolved Competent structural engineer to design fixing details	M	Ongoing	Cleaning, access and maintenance strategy to be detailed within H&S Files.

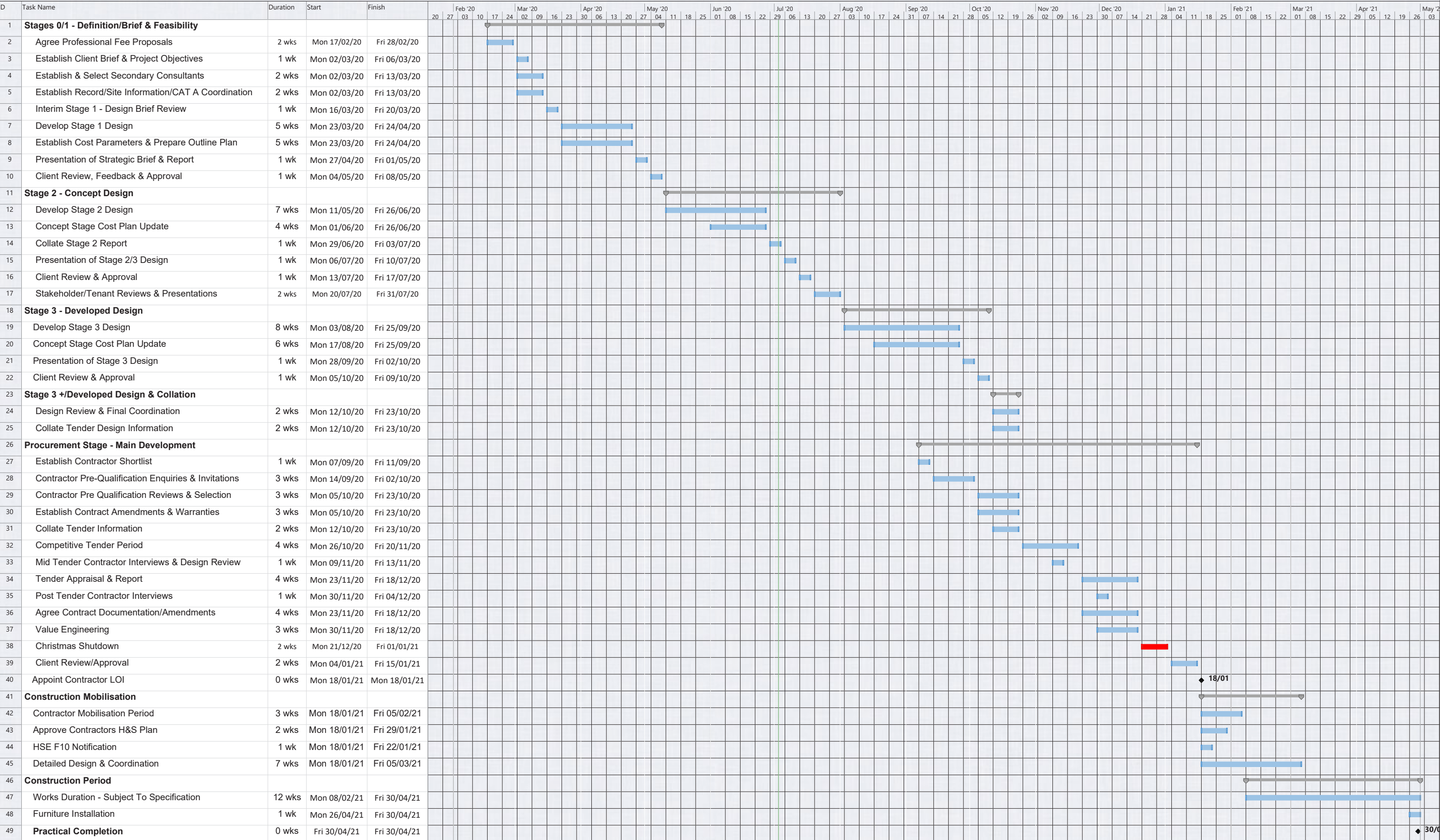
The Programme

Prepared by Avid

Section **9**



40 Spring Gardens, Manchester - CAT A Refurbishment
Development Timeline



Thank you.

SPACE — INVADER

July 2020

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