

DESIGNERS RISK ASSESSMENT SCHEDULE

Activity	Hazard/Risk	Potential Mitigation Measures
Stripping out services	Potential for the Contractor to carry out survey work (HSE/HV) be identified & confirmed system that it is correct from	
Works in common subsoils	Identified & removed by being carried out with rears identified as still containing asbestos.	
M&E strip out	Contractor to ensure all M&E services are identified and removed prior to any strip out work commencing	

Following a design review, Crookes Water Consulting Ltd record above the proposed works. The Principal Contractor will be required to safely manage these risks together with the normal risks associated with the proposed works. The Principal Contractor shall produce a Method Statement for the survey of the prework.

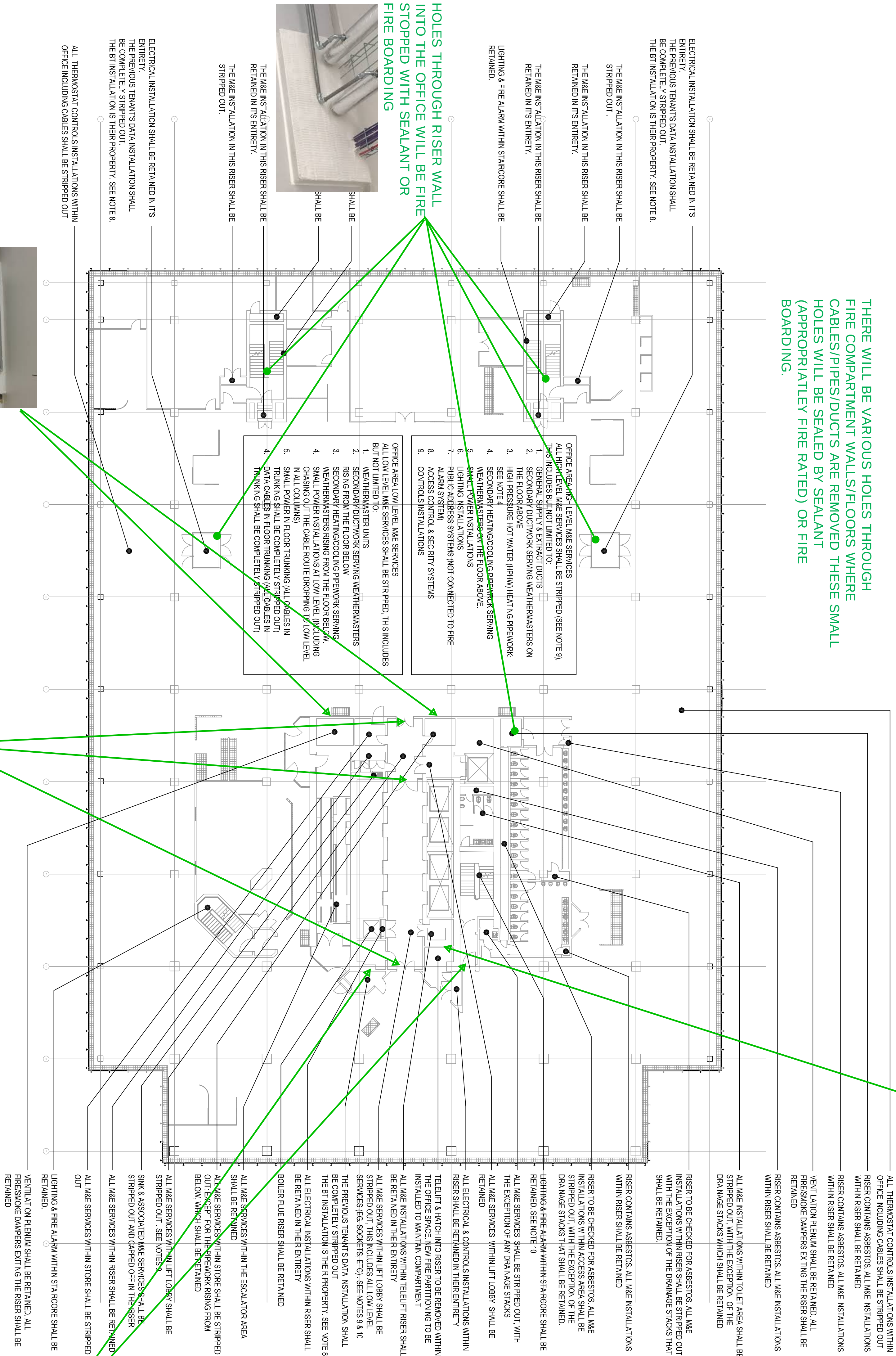
DRAWING BACKGROUNDS:

1. THE DRAWING SHALL BE READ IN CONJUNCTION WITH ANY RELEVANT STRUCTURAL, ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
2. DO NOT SCALE FROM THIS DRAWING.
3. ALL EXISTING FIRE ALARM INSTALLATIONS SHALL BE RETAINED. THE CONTRACTOR SHALL ALLOW FOR PROTECTED DURING THE STRIP OUT WORKS. ALL FIRE SYSTEMS ON STRIP OUT FLOORS SHALL BE ISOLATED FROM THE SYSTEM DURING THE STRIP OUT WORKS.
4. ALL HP/WM PEPPWORK ABOVE THE CEILING WITHIN THE OFFICE AREA SHOULD BE REDUNDANT AND DAMPED DOWN. HOWEVER NO SURVEY ABOVE THE SUSPENDED CEILING VOID HAS BEEN CARRIED AND AS A RESULT THE CONTRACTOR SHALL CARRY OUT A SURVEY PRIOR TO ANY STRIP OUT WORKS COMMENCING OF ALL PEPPWORK ABOVE THE CEILING. DO NOT SCALE FROM THIS DRAWING.
5. ALL EXISTING FIRE/SMOKE DAMPERS SHALL BE RETAINED AND SHALL NOT BE STRIP OUT. EXISTING FIRE COMPARTMENT SHALL BE RETAINED ON COMPLETION OF THE STRIP OUT WORKS.
6. FIRE STOPPING/PARTITIONING SHALL BE INSTALLED ALL HOLES THROUGH FIRE COMPARTMENTS LEFT BY THE REMOVAL OF M&E SERVICES.
7. THE CONTRACTOR SHALL NOTE THE FOLLOWING:
 - ALL M&E SERVICES RISING FROM LEVELS 1 & 13 SHALL BE ISOLATED MECHANICALLY & ELECTRICALLY. DRAINED DOWN & MADE SAFE ON LEVELS 1 & 13. THE CONTRACTOR SHALL NOT CARRY OUT ANY STRIP OUT WORKS ON THESE LEVELS. THE CONTRACTOR SHALL OUT M&E SERVICES JUST ABOVE THE FLOOR SLAB ON LEVELS 2 & 14.

8. THE BT INSTALLATION IS THEIR PROPERTY. THE CONTRACTOR SHALL CONSULT WITH BT PRIOR TO STRIP OUT TO CONFIRM IF THEY WANT TO REMOVE ANY OF THEIR INSTALLATION.
9. ONCE THE SUSPENDED CEILING HAS BEEN REMOVED FROM THE OFFICE AREA AND LIFT LOBBY AREA THE CONTRACTOR SHALL ARRANGE FOR THE AREAS TO BE INSPECTED TO CONFIRM THE M&E SERVICES INSTALLED AND TO VERIFY THE STRIP OUT REQUIREMENTS.
10. THE WET RISER INSTALLATION SHALL BE RETAINED IN ITS ENTIRETY. WET RISER SHALL REMAIN LIVE DURING THE STRIP OUT WORKS.
11. THE CONTRACTOR SHALL ENSURE THAT ALL M&E SERVICES ARE ISOLATED AND MADE SAFE PRIOR TO STRIP OUT WORKS COMMENCING. THIS MAY INVOLVE ISOLATING SERVICES ON FLOORS ABOVE AND BELOW THE FLOORS BEING STRIPPED OUT. ALL PIPED SERVICES SHALL BE DRAINAGE DOWN PRIOR TO STRIP OUT WORKS COMMENCING.
12. ALL HOSE REEL INSTALLATIONS ARE REDUNDANT & SHALL BE STRIPPED OUT. THE CONTRACTOR SHALL ENSURE THAT ANY PEPPWORK IS DRAINED DOWN PRIOR TO STRIP OUT.
13. ALL M&E SERVICES INSTALLATIONS WITHIN TOILET/CAR PARKS SHALL BE STRIPPED OUT AND CAPPED OFF AT THE MAIN BRANCH PIPE OR RISING MAIN/STOCK.

THE REMOVAL OF THE TELELIFT WILL LEAVE LARGE HOLES BETWEEN THE TELELIFT RISER AND THE OFFICE AREA. THESE HOLES WILL EITHER BE FIRE STOPPED WITH PROPRIETARY FIRE BOARDING OR AN APPROPRIATELY FIRE RATED PARTITION WILL BE INSTALLED

THERE WILL BE VARIOUS HOLES THROUGH FIRE COMPARTMENT WALLS/FLOORS WHERE CABLES/PIPES/DUCTS ARE REMOVED THESE SMALL HOLES WILL BE SEALED BY SEALANT (APPROPRIATELY FIRE RATED) OR FIRE BOARDING.



THE REMOVAL OF SERVICES WILL RESULT IN HOLES WITHIN THE OFFICE WALLS TO THE GOOD LIFT LOBBY. THE WALL BETWEEN THE GOODS LIFT LOBBY AND THE PASSENGER LIFT LOBBY & THE PASSENGER LIFT LOBBY AND THE OFFICE AREA. THESE HOLES WILL BE FIRE STOPPED BY PROPRIETARY FIRE BOARDING PRODUCTS.

THE VENTILATION DUCTS SERVING OFFICE AREA WILL BE STRIPPED OUT BACK TO THE WALL OF THE OFFICE AREA. THE EXISTING SMOKE/FIRE DAMPER AT THIS LOCATION WILL BE RETAINED AND LEFT OPERATIONAL TO MAINTAIN THE FIRE COMPARTMENT

P3 18/08/20	REVISED TO INCORPORATE	ML
P2 17/08/20	REVISED TO INCORPORATE	ML
P1 17/08/20	COMMENTS	ML
Rev	Date	Description

CWC
crookes walker consulting
The Plaza, Old Hall Street,
Tel: 0161 834 9989
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Client: **DEVONSHIRE (CIS TOWER) LIMITED**

Project: **CIS TOWER REFURBISHMENT
MILLER STREET
MANCHESTER**

Drawing Title: **M&E SERVICES
LEVELS 2 & 3
STRIP OUT**

Status:

DRAFT

Project No.	Drawn	Scale / Paper Size
1938	GB	1:50 @ A1
Drawing No.		Rev
CMC 2020.09.15 - LEVELS 2 & 3		P3