

Manchester City Council

Our Town Hall

Design Note – Building Services Strip Out

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OUR
TOWN
HALL
PROJECT

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Executive Summary

This design note outlines the proposed building services strip-out strategy within Manchester Town Hall as part of the Our Town Hall Project. The purpose of this note is to outline the scope of services to be stripped out and to provide guidance for the removal of the building services systems.

It shall be stressed that electrical strip out works shall only commence once the supply to the building has been completely isolated.

Even with the incoming supply isolated the risk of live services remains due to unidentified supplies, capacitance and battery feeds. Suitable testing and identification procedures shall be implemented to verify that cables are safe to remove.

Where cable ways, gas pipes etc are to be retained for future routing of services then all openings shall be sealed to prevent debris entering, thus preventing further use. We would recommend that an identifiable seal method be adopted to prevent unauthorized removal.

This note is provided for review by:

- Manchester City Council (Building operator)
- Faithful & Gould (Cost Consultant)
- Purcell (Architect & Heritage Architect).

This note shall be read in conjunction with:

- Electrical Safety Design Note
- MEP Constraints Drawing
- Heritage Significance Documentation & Drawings.

1 Introduction

The scope of the project includes the complete removal and replacement of all general building services installations within the Town Hall building and associated public realm within the red line boundary. The exception to the scope is the items of equipment that have been identified to be of heritage significance as well as the critical assets contained within the building that must be protected during the strip out work.

2 Health & Safety

Recent condition reports have confirmed the existing MEP services are in a poor state of repair, some of which are still in service despite being far past their recommended useable life expectancy.

Some potential hazards to be mitigated before strip out work commences include the following:

- The electrical distribution equipment is old and in some cases in poor condition.
- Asbestos has been identified throughout the building including on pipework gaskets, insulation and within electrical switchgear – refer to asbestos survey reports for details.



The electrical strip out works shall only commence once the supply to the building has been completely isolated.

Furthermore, even after the isolation of the incoming supply, there are residual risks of live services relating to unidentified supplies, capacitance and battery feeds. Suitable testing and identification procedures shall be implemented to verify that cables are safe to remove.

Where cable ways, gas pipes etc are to be retained for future routing of services then all openings shall be sealed to prevent debris entering, thus preventing further use. We would recommend that an identifiable seal method be adopted to prevent unauthorized removal.

The Contractors working at Manchester Town Hall as part of the Our Town Hall project shall fully familiarise themselves with the building and the project before any work with electrical equipment is commenced. The RAMS provided for the work shall be reviewed and approved by MACE and MCC before the work commences. This document is for guidance only.

3 Strip Out of Building Services

The Contractor will be responsible for the identification of isolation points, safe isolation, draining down, purging and strip out of building services in a manner that is sympathetic to the Grade 1 listed nature of the building and that minimises all damage caused to the building fabric.

Unless indicated otherwise, all building services installation will be stripped out as part of the works, including:

- Mechanical Services
- Electrical Services
- Plumbing Services
- ICT Systems

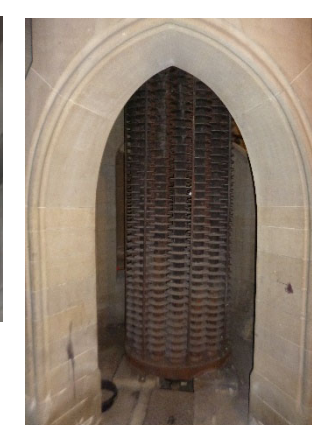
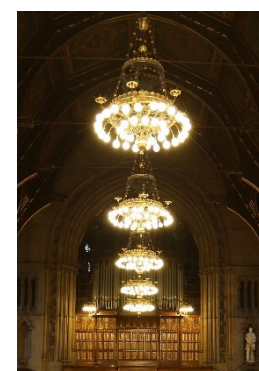
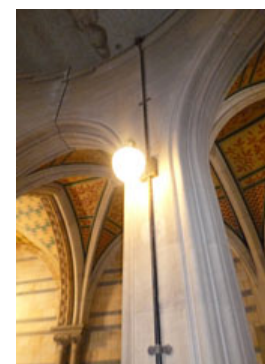


- Fire & Other Detection systems
- Security Systems
- Lifts
- Generic Lighting



Specific elements of the building services installation are of heritage significance – these will be identified by the Architect. These items will be scheduled by the Contractor and clearly identified through a non-permanent tagging system, protected and carefully removed and put in to safe storage by the Contractor prior to the strip-out works commencing so as to cause no damage to the building services elements which are of heritage significance. Such items will include:

- Luminaires
- Radiators
- Ornate conduit / gas pipework installations
- Rainwater goods
- Lord Mayor's lift.



Where building services are embedded in the building fabric, such as conduits cast in to mosaic floors, they shall not be removed if they will cause detrimental damage to the building fabric. In this case, they will be removed back to the point where they are embedded in the building fabric, neatly and safely terminated and clearly identified by the Contractor on as-fitted drawings as retained services. It is not proposed that functional embedded services such as cabling and pipework is re-used for the

new building services installation – however it is proposed that existing conduits / gas pipework is reused where applicable as cable pathways, so long as earth continuity can be verified.

The Contractor shall make themselves fully familiar with the identified MEP constraints before commencing any strip out works. The Contractor shall also make their own detailed assessment to identify any additional constraints that may become apparent once the construction strip-out phase plan has been developed. Some of the constraints include:

- Live ENWL HV & LV Cabling entering the building and switch room at high level on level 00.
- Incoming water & gas.
- Metrolink SER located on level 00 has been identified as a critical asset and must be kept operational at all times. The Contractor will need to ensure all necessary due diligence to ensure the SER is protected from loss of power and dust / water ingress that may be caused from strip out work in other areas of the building. It should be noted that the SER is likely served from the ENWL transformer within the Town Hall that is being replaced, before this can happen a resilient temporary supply must be taken to the SER to ensure its continued operation.

4 Temporary Building Services Installations

The Contractor will be responsible for providing temporary building services installations for the works, prior to the strip out of the existing building services installation, and until safe beneficial use can be made of the permanent building services installation. These will likely include:

- Temporary power supply to the building, through an externally or internally located temporary substation or temporary generators
- Temporary water supply to the building
- Temporary power systems, with isolation transformers
- Temporary lighting and emergency lighting installations
- Temporary heating installations, so as to maintain the necessary environmental conditions of the building and contents, in order to avoid dilapidation
- Temporary fire alarm installations
- Temporary electronic security installations
- Temporary water and sanitary installations.

The provision and fixing of all temporary services installations will need to be in keeping with the Grade 1 historic listed nature of the building and agreed with Historic England by the Contractor.