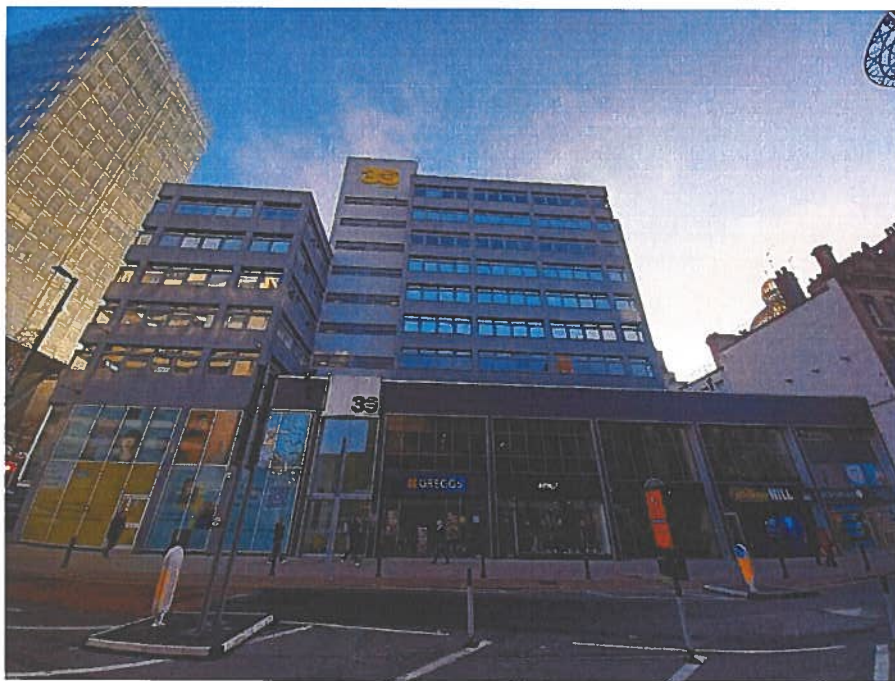




Specification for Project Solar

To be carried out at 39 Deansgate, Manchester

Under the Direction and to the Satisfaction of
Workman LLP



September 2023

Prepared by
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Reference
JMA/PEF/M230196

Specification for Project Solar

To be carried out at 39 Deansgate, Manchester

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Appendix A	Pre-Construction Information
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Section 1 : Preliminaries

M230196

Workman LLP

Project Solar

Project Solar - Preliminaries

12-12-2023

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A10

Project particulars

Clauses

110 The Project

1. Name: Project Solar
2. Nature: Planning Implementation Works
3. Location: 39 Deansgate, Manchester
4. Timescale for construction work: TBC

120 Employer (client)

1. Name: Candour Solar Propco Ltd
2. Address: Eighth floor 6 New Street Square, New Fetter Lane, London, EC4A 3AQ
3. Contact: See Contract Administrator
4. Telephone:
5. Email:

130 Principal contractor (CDM)

1. Name: Bowmer & Kirkland
2. Address: North West Regional Office, Altitude, Atlas Business Park, Manchester, M22 5PR
3. Contact: Ben Goldstraw, Paul Holt
4. Telephone: Office number 0161 4931880 - Ben – 07919994748, Paul – 0750109845
5. Email: B.goldstraw@bandk.co.uk Paul.holt@bandk.co.uk

140 contract administrator

1. Name: Workman LLP
2. Address: 10 Chapel Walks, Manchester, M2 1HL
3. Contact: Peter Fishwick
4. Telephone: 0161 828 5777
5. Email: peter.fishwick@workman.co.uk

150 Principal designer

1. Name: Abacus
2. Address: 4th Floor Cotton House, Queens Street, Manchester, M2 5HS
3. Contact: Edward Offer
4. Telephone: 07904 148707
5. Email: ed.offer@abacus-cm.com

160 Quantity Surveyor

1. Name: Workman LLP
2. Address: 10 Chapel Walks, Manchester, M2 1HL
3. Contact: Peter Fishwick
4. Telephone: 0161 828 5777
5. Email: peter.fishwick@workman.co.uk

200 Consultants

1. Description: Structural Engineer
2. Name: Renaissance Ltd
3. Contact: Phillip Whitesmith / Patrick Clayton
4. Address: Cavers Warehouse, 77 Dale Street, Manchester, M1 2HG
5. Telephone: 0161 393 6509
6. Email: philipwhitesmith@renaissance-ltd.com / patrickclayton@renaissance-ltd.com

200A M&E Engineer

1. Name: EDPI Ltd
Address: Cavers Manchester Spinningfields, 10th Floor, 3 Hardman Street, Manchester, M3 3H
Contact: David Barlow
Telephone: 07968123008
Email: Dbarlow@edpi.ltd.uk

200B Architect

1. Name: Sheppard Robson
Address: City Tower, Piccadilly Plaza, Manchester, M1 4BT
Contact: Mathew Millington
Telephone: 0161 233 8900
Email: mathew.millington@sheppardrobson.com

200C Planning Consultant

1. Name: Deloitte
Address: The Hanover Building, Corporation Street, Manchester, M4 4AH
Contact: Rachel Brown
Telephone: 0161 455 6306
Email: rachebrown@deloitte.co.uk

Ω End of Section

A11

Tender and contract documents

Clauses

110 Tender drawings

1. The tender drawings are: As per Specification M230196.

120 Contract drawings

1. The contract drawings: The same as the tender drawings.

160 Pre-construction information

1. Format: The pre-construction information is described in these Preliminaries in section A34. It refers to information given elsewhere in the Preliminaries, specification, drawings and associated documents.

Ω End of Section

A12

The site/ existing buildings

Clauses

110 The site

1. Description: Existing spiral car park access ramp to the rear of 39 Deansgate (office building).

120 Existing buildings on/ adjacent to the site

1. Description: Offices and retail property within Manchester city centre The Contractor must make due considerations.

140 Existing utilities and services

1. Drawings: (Information shown is indicative only): As provided within Workman specification ref. M230196. Further details available upon request from Consultant team noted in clause A10..
2. Other information: As per Workman specification ref. M230196.

170 Site investigation

1. Report: Available upon request from Renaissance Ltd. See clause A10 170.

180 Health and safety file

1. Availability for inspection: The health and safety file for the site/ building may be seen by appointment during normal office hours at: 39 Deansgate. Available upon request from Property.
2. Arrangements for inspection: Via Contract Administrator.

200 Access to the site

1. Description: Refer to Pre-construction Information – Specification M230196.
2. Limitations: Refer to PCI.
3. Access for inspections: Provide access at reasonable times for both on-site and off-site work.

210 Parking

1. Restrictions on parking of the Contractor's and employees' vehicles: Limited parking available. The Contractor must make allowances within their tender submission for alternative parking. Must not block means of escape and adjacent building user access.

220 Use of the site

1. General: Do not use the site for any purpose other than carrying out the Works.
2. Limitations: Refer to PCI.

230 Surrounding land/ building uses

1. General: Adjacent or nearby uses or activities are as follows:
 - 1.1. Retail & office.

240 Health and safety hazards

1. General: The nature and condition of the site/ building cannot be fully and certainly ascertained before it is opened up. However, the following hazards are or may be present:
 - 1.1. See PCI. Surrounding buildings to remain live during the works. Due consideration to be made.

2. Information: The accuracy and sufficiency of this information is not guaranteed. Ascertain if any additional information is required to ensure the safety of all persons and the works.
3. Site staff: Draw to the attention of all personnel working on the site the nature of any possible contamination and the need to take appropriate precautionary measures.

250 Site visit

1. Assessment: Ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works.
2. Arrangements for visit: Via the Contract Administrator.

Ω End of Section

A13

Description of the work

Clauses

120 The works

1. Description: Planning Implementation Works, generally comprising the demolition of part of the existing car park spiral ramp and construction of a sub-station base. Refer to specification M230196 for full details.

130 Work by others concurrent with the Contract

1. Description: None.

Ω End of Section

A20

JCT minor work building contract (MW)

Clauses

JCT minor works building contract

- The contract: JCT Minor Works Building Contract 2016 Edition.
- Requirement: Allow for the obligations, liabilities and services described.

The recitals

First - The Works and the Contract Administrator

- The work comprises: Planning Implementation Works. Refer to specification M230196.
- Architect/ Contract Administrator: See clause A10/140.

Second - Contract documents

- Contract drawings: As listed in clause A11/120.
- Contract documents: The following have been prepared which show and describe the work to be done: As per Specification M230196..

Third - Priced documents

- Documents to be priced or provided by the Contractor: As per Specification M230196.

Articles

3 - Architect/ Contract Administrator

- Architect/ Contract Administrator: See clause A10/140.

4 and 5 - Principal Designer/ Principal Contractor

- Principal Designer: See clause A10/150.
- Principal Contractor: See clause A10/130.

Contract particulars

Fourth Recital and Schedule 2 - Base date

- Base date: December 2023

Fourth Recital and clause 4.2 - Construction industry scheme (CIS)

- Employer at the Base Date is a 'contractor' for the purposes of the CIS.

Fifth Recital - CDM Regulations

- The project is not notifiable.

Seventh Recital and Schedule 3 - Supplemental provisions

- Collaborative working: Supplemental Provision 1 applies.
- Health and safety: Supplemental Provision 2 applies.
- Cost savings and value improvements: Supplemental Provision 3 applies.

- Sustainable development and environmental considerations: Supplemental Provision 4 applies.
- Performance indicators and monitoring: Supplemental Provision 5 does not apply.
- Notification and negotiation of disputes: Supplemental Provision 6 applies. Where Supplemental Provision 6 applies, the respective nominees of the parties are:
 - Employer's nominee: Dan Rees
 - Contractor's nominee: TO BE COMPLETED BY CONTRACTOR
- Or such replacement as each party may notify to the other from time to time.

Article 7 - Arbitration

- Article 7 and Schedule 1 apply.

Clause 2.2 - Commencement and Completion

- Works commencement date: TBC
- Date for Completion: TBC

Clause 2.8 - Liquidated damages

- At the rate of [REDACTED] per calendar week or pro-rata thereto.

Clause 2.10 - Rectification period

- Period: twelve months from the date of practical completion.

Clause 3.1 - Assignment

- The standard wording is to be deleted and the following wording inserted:-

"The Employer may assign this Contract or any rights thereunder without the consent of the Contractor. The Contractor shall not, without the consent of the Employer, assign this Contract or any rights thereunder. Clause 3.1 is limited to a maximum of two assignments."

Clause 4.3 - Interim payments

- Interim Valuation Dates
 - The first Interim Valuation Date is: [REDACTED] after commencement
 - Thereafter at intervals of: Same date in each month or the nearest Business Day in that month.
- Payments due prior to practical completion
 - Percentage of total value of the work etc.: [REDACTED]
- Payments becoming due on or after practical completion
 - Percentage of the total amount to be paid: [REDACTED]

Clause 4.3 and 4.8 - Fluctuations provision

- The following fluctuations provision applies: N/A
- Where Schedule 2 applies, the percentage addition (paragraph 13) is N/A.

Clause 4.8.1 - Supply of documentation for computation of amount to be finally certified

- Period: Three months from the date of practical completion.

Clause 5.3 - Contractor's Public Liability insurance - injury to persons or property

- The required level of cover for any one occurrence or series of occurrences arising out of one event
 - Not less than: [REDACTED]

Clauses 5.4A, 5.4B and 5.4C - Insurance of the works, etc. - alternative provisions

- Clause 5.4B applies.
- Where clause 5.4A or 5.4B applies, percentage to cover professional fees: [REDACTED]
- Where clause 5.4C applies, insurance arrangements - details of the required policy or policies: N/A

Clause 7.2 - Adjudication

- The Adjudicator is: President of the RICS or as nominated by them.
- Nominating body: RICS

Schedule 1 paragraph 2.1 - Arbitration

- Appointor of Arbitrator (and of any replacement): President or a Vice president of the: The Royal Institution of Chartered Surveyors.

The conditions - No Amendments

Section 1: Definitions and Interpretation

1.4 - Reckoning periods of days

- Amendments: None.

1.8 - Applicable law

- Amendments: None.

Section 2: Carrying out the Works - No Amendments

Section 3: Control of the Works - No Amendments

Section 4: Payment - No Amendments

Section 5: Injury, Damage and Insurance - No Amendments

Section 6: Termination - No Amendments

Section 7: Settlement of Disputes - No Amendments

Execution

Execution

- The contract: Will be executed as a deed.

Contract guarantee bond - No Amendments

Ω End of Section

A30

Tendering/ subletting/ supply

Main contract tendering

110 Scope

1. General: These conditions are supplementary to those stated in the Invitation to Tender and on the form of tender.

145 Tendering procedure

1. General: In accordance with the principles of: the NBS Guide to Tendering for Construction Projects..
2. Arithmetical errors: Overall price is dominant.

160 Exclusions

1. Inability to tender: Immediately inform if any parts of the work as defined in the tender documents cannot be tendered.
2. Relevant parts of the work: Define those parts, stating reasons for the inability to tender.

170 Acceptance of tender

1. Acceptance: No guarantee is offered that any tender will be recommended for acceptance or be accepted, or that reasons for non acceptance will be given.
2. Costs: No liability is accepted for any cost incurred in the preparation of any tender.

190 Period of validity

1. Period: After submission or lodgement, keep tender open for consideration (unless previously withdrawn) for not less than 3 months.
2. Date for possession/ commencement: See section A20.

Pricing/ submission of documents

210 Preliminaries in the specification

1. The Preliminaries/ General conditions sections (A10-A56 inclusive) must not be relied on as complying with SMM7/ NRM2.

250 Priced documents

1. Alterations: Do not alter or qualify the priced documents without written consent. Tenders containing unauthorised alterations or qualifications may be rejected.
2. Measurements: Where not stated, ascertain from the drawings.
3. Deemed included: Costs relating to items, which are not priced, will be deemed to have been included elsewhere in the tender.
4. Submit: with tender

310 Tender

1. General: Tenders must include for all work shown or described in the tender documents as a whole or clearly apparent as being necessary for the complete and proper execution of the Works.

440 Schedule of rates

1. Schedule of rates (unpriced): Included with the tender documents. The contractor may insert additional items. All items must be fully priced.
2. Fully priced copy
 - 2.1. Submittal date: with tender

500 Tender stage method statements

1. Statements: Submit with the tender.

510 Alternative method tenders

1. General: In addition to and at the same time as tendering for the Works as defined in the tender documents, alternative methods of construction/ installation may be submitted for consideration. Alternatives, which would involve significant changes to other work, may not be considered.
2. Alternative tenders: Such alternatives will be deemed to be alternative tenders and each must include a complete and precise statement of the effects on cost and programme.
3. Safety method statement: Carry out a health and safety risk assessment for each alternative and where appropriate provide a safety method statement suitable for incorporation in the Health and Safety Plan.
4. Full technical data: Submit for each alternative together with details of any consequential amendments to the design and/ or construction of other parts of the Works.
5. Submit: with tender

515 Alternative time tenders

1. General: In addition to and at the same time as tendering based upon the date or period specified in section A20, an alternative tender based upon a different date for completion or period may be submitted.
2. Date for completion: If any such tender is accepted the date for completion inserted in the Contract will be the date stated in the alternative tender or determined from the period stated in the alternative tender.

530 Substitute products

1. Details: If products of different manufacture to those specified are proposed, submit details with the tender giving reasons for each proposed substitution. Substitutions, which have not been notified at tender stage, may not be considered.
2. Compliance: Substitutions accepted will be subject to the verification requirements of clause A31/200.

550 Health and safety information

1. Content: Describe the organization and resources to safeguard the health and safety of operatives, including those of subcontractors, and of any person whom the Works may affect.
2. Include
 - 2.1. A copy of the health and safety policy document, including risk assessment procedures.
 - 2.2. Accident and sickness records for the past five years.
 - 2.3. Records of previous Health and Safety Executive enforcement action.
 - 2.4. Records of training and training policy.
 - 2.5. The number and type of staff responsible for health and safety on this project with details of their qualifications and duties.
3. Submit: with the tender

570 Outline construction phase health and safety plan

1. Content: Submit the following information within one week of request:
 - 1.1. Method statements on how risks from hazards identified in the pre-construction information and other hazards identified by the contractor will be addressed.
 - 1.2. Details of the management structure and responsibilities.
 - 1.3. Arrangements for issuing health and safety directions.
 - 1.4. Procedures for informing other contractors and employees of health and safety hazards.
 - 1.5. Selection procedures for ensuring competency of other contractors, the self-employed and designers.
 - 1.6. Procedures for communications between the project team, other contractors and site operatives.
 - 1.7. Arrangements for cooperation and coordination between contractors.
 - 1.8. Procedures for carrying out risk assessment and for managing and controlling the risk.
 - 1.9. Emergency procedures including those for fire prevention and escape.
 - 1.10. Arrangements for ensuring that all accidents, illness and dangerous occurrences are recorded.
 - 1.11. Arrangements for welfare facilities.
 - 1.12. Procedures for ensuring that all persons on site have received relevant health and safety information and training.
 - 1.13. Arrangements for consulting with and taking the views of people on site.
 - 1.14. Arrangements for preparing site rules and drawing them to the attention of those affected and ensuring their compliance.
 - 1.15. Monitoring procedures to ensure compliance with site rules, selection and management procedures, health and safety standards and statutory requirements.
 - 1.16. Review procedures to obtain feedback.

599 Freedom of Information Act

1. Records: Retain, make available for inspection and supply on request information reasonably required to allow response to requests made under the provisions of the Freedom of Information Act.
2. Determination: Submit requests received. Do not supply information to anyone other than the project participants without express written permission.
3. Confidentiality: Maintain at all times.

Subletting/ supply - No Amendments

Ω End of Section

A36

Facilities/ temporary work/ services

Generally

110 Spoil heaps, temporary works and services

1. Location: Give notice and details of intended siting.
2. Maintenance: Alter, adapt and move as necessary. Remove when no longer required and make good.

Accommodation

230 Temporary accommodation

1. Accommodation made available by the Employer: The following may be used for the duration of the Contract without charge provided that:
 - 1.1. It is used solely for the purposes of carrying out the Works.
 - 1.2. The use to which it is put does not involve undue risk of damage.
 - 1.3. Any temporary adaptations are approved by or on behalf of the Employer before being carried out.
 - 1.4. It is vacated on completion of the Works or determination of the Contract.
 - 1.5. When vacated, its condition is at least equivalent to its condition at the start of the Contract.
2. Description:
3. Available services and facilities:

Temporary works

310 Roads

1. Permanent roads, hard standings and footpaths on the site: The following may be used, subject to clause A34/520:
 - 1.1. Details: Contractor to confirm with the Local Authority.
 - 1.2. Restrictions on use: Contractor to confirm with the Local Authority.
 - 1.3. Protective or remedial measures: Contractor to confirm with the Local Authority.

320 Temporary works

1. Employer's specific requirements: Provide: Cover / protect adjacent properties for the duration of works..

340 Name boards/ advertisements

1. Name boards/ advertisements: Not permitted.

Services and facilities

440 Telephones

1. Direct communication: As soon as practicable after the Date of Possession provide the Contractor's person in charge with a mobile telephone.

520 Use of permanent heating system

1. Permanent heating installation: May be used for drying out the Works/ services and controlling temperature and humidity levels.

2. Installation: If used:
 - 2.1. Take responsibility for operation, maintenance and remedial work.
 - 2.2. Arrange supervision by and indemnification of the appropriate Subcontractors.
 - 2.3. Pay costs arising.

540 Meter readings

1. Charges for service supplies: Where to be apportioned ensure that:
 - 1.1. Meter readings are taken by relevant authority at possession and/ or completion as appropriate.
 - 1.2. Copies of readings are supplied to interested parties.

550 Thermometers

1. General: Provide on site and maintain in accurate condition a maximum and minimum thermometer for measuring atmospheric shade temperature, in an approved location.

570 Personal protective equipment

1. General: Provide for the sole use of other members of the project team, in sizes to be specified:
 - 1.1. Safety helmets to BS EN 397, neither damaged nor time-expired. Number required:
 - 1.2. High-visibility waistcoats to BS EN ISO 20471 Class 2. Number required: 2.
 - 1.3. Safety boots with steel insole and toecap to BS EN ISO 20345. Pairs required:
 - 1.4. Disposable respirators to BS EN 149.FFP1S.
 - 1.5. Eye protection to BS EN ISO 16321-1 and BS EN ISO 16321-3.
 - 1.6. Ear protection - muffs to BS EN 352-1, plugs to BS EN 352-2
 - 1.7. Hand protection - to BS EN 388, 407, 420 or 511, as appropriate.

Ω End of Section

A37

Operation/ maintenance of the finished works

Generally

110 The building manual

1. Responsibility: The building manual is to be produced by the contractor and must be complete no later than 4 weeks after completion.
2. Content: Obtain and provide comprehensive information for owners and users of the completed Works. Include an overview of the main design principles and describe key components and systems within the finished Works, so affording a complete understanding of the Works, including all buildings and their systems to enable efficient and safe operation and maintenance.
3. Specific requirements: None.
4. Format: Electronic
5. Number of copies: 1
6. Delivery to: CA by (date) 4 weeks after PC.

115 The Health and Safety File

1. Responsibility: the contractor
2. Content: Obtain and provide the following information: TBC.
3. Format:
4. Delivery to: CA By (date): PC.

155 Content of the building manual

1. General: Details of the property, the parties, fire safety strategy, operational requirements and constraints of a general nature.
2. Building fabric: Design criteria, maintenance details, product details, and environmental and trafficking conditions.
3. Building services: Description and operation of systems, diagrammatic drawings, record drawings, identification of services, product details, equipment settings, maintenance schedules, consumable items, spares and emergency procedures.
4. Documentation: Guarantees, warranties, maintenance agreements, test certificates and reports.

160 Presentation of building manual

1. Format: A4 size, plastics covered, loose leaf, four ring binders with hard covers, each indexed, divided and appropriately cover titled.
2. Selected drawings needed to illustrate or locate items mentioned in the Manual: Where larger than A4, to be folded and accommodated in the binders so that they may be unfolded without being detached from the rings.
3. As-built drawings: The main sets may form annexes to the Manual.

Ω End of Section



Specification created using NBS Chorus

Section 2 : Schedule of Works

JMA/PEF/M230196
September 2023



		Qty	Unit	Rate	Cost (£)
Site Rules					
1.2.1	Please refer to the logistics and Pre-construction Information pack. No claims will be accepted that the landlord's rules/requirements could not be envisaged at the tender stage.				
1.2.2	The works must be undertaken in such a manner as to cause as little disruption and inconvenience to any existing tenants. The contractor is to allow for out of hours working as considered necessary to comply with this requirement. Particular attention is to be made to the minimisation of noise, dust, restrictions on access and cleanliness of the site.				
1.2.3	All rubbish and demolition materials must be removed from the principal access routes as it occurs.				
1.2.4	Throughout the duration of the works, the contractor is to maintain safe access to all areas immediately adjoining the building and all means of escape routes.				
1.2.5	The contractor is to regularly clean the affected areas of the site.				
1.2.6	The contractor is to ensure that a comprehensive first aid kit and accidents/incident book is kept on site at all times together with portable fire extinguishers, which are to be kept adjacent to the areas of work.				
1.2.7	The contractor is to allow for providing the CA with a list of all persons working on site. The contractor's staff and subcontractors will be required to wear identification badges at all times.				
1.2.8	Under no circumstances are the contractor's representatives to gain unauthorised access to tenanted areas or other areas of the building not included within the works.				
1.2.9	The contractor is to comply with the landlord's requirements in relation to the timing of noisy/disruptive works.				
1.2.10	The contractor will be required to provide a permanent site manager/foreman for the duration of the works.				
1.2.11	The contractor must provide adequate storage facilities for storage of materials and equipment. The Employer does not accept any responsibility for loss, damage, theft etc. The location of both welfare and storage facilities is to be agreed with the CA.				
1.2.12	Location of skips and general site set-up is to be agreed with the CA/property manager.				
1.2.13	The contractor will be permitted to use the landlord's power and water supplies where available. The contractor is, however, to allow for all enabling works, extension leads etc. and is to investigate the suitability of the supplies for their own use at tender stage.				
1.2.14	The contractor will be required to prepare a Schedule of Condition to all affected adjacent associated areas prior to commencement on site. (to form part of Planning condition discharge).				
1.3 Scaffolding/ Equipment					
1.3.1	Provide all plant (including scaffolding, hoists, trestles, tools etc. and vehicles) for the contractor's own use and also sub-contractors and suppliers, for carrying out the works that are set out in the Tender Documentation.				
1.3.2	Provide warning notices of building operations, etc. to notify tenants and members of the public of works in progress.				



		Qty	Unit	Rate	Cost (£)
1.3.3	The contractor shall be responsible for and shall allow for the unloading, placing in and removal from store of all materials and plant during the course of the works to the appropriate area of work.				
1.3.4	The erection of scaffolding shall be carried out in accordance with the correct working procedures and shall comply in all respects with any requirements/recommendations of the Health & Safety at Work Act 1974 and all other relevant legislation.				
1.3.5	The erection, alteration and dismantling of access equipment is to be by experienced and qualified operatives only whom should be under constant supervision.				
Preliminaries Sub-Total (Take forward to collections page).					£0.00



	Qty	Unit	Rate	Cost (£)
2.0 THE WORKS All items to be read in conjunction with; - Workman LLP Preliminaries enclosed within Section 1. - Renaissance Specification enclosed within Section 3. - Sheppard Robson Specification enclosed within Section 4. - Pre-Construction Information available within Appendix A.				
2.1 Undertake all works as identified within the Renaissance Specification enclosed within Section 3.				
2.2 Undertake all works as identified within the Sheppard Robson Specification enclosed within Section 4.				
2.3 The Contractor is to leave the site clean and tidy upon completion.				
2.5 Waterproofing Detail Clients provisional sum for the reinstatement of the waterproof detail to the Acresfield perimeter wall where affected. The Employers Consultant team is responsible for ensuring the specification of the proposed product is suitable for use and installed to sufficient area to provide waterproofing. Note: Design and specification to be advised by the Employers Consultant team as part of the Phase 2 works following completion of the ramp demolition works. Works Sub-Total (Take forward to collections page).				£0.00



Total to Collection		Cost
1.0	Preliminary Costs Prelim cost per week (exclude from tender sum)	£0.00
2.0	The Works	£0.00
Total Costs		£0.00

Section 3 : Renaissance Specification

ISSUE SHEET



Job No: 2303-06
Ref: 39D-REN-XX-XX-SH-S-00001
Sheet No: S-XX-01

[illegible]

39 DEANS GATE, MANCHESTER - ENABLING WORKS

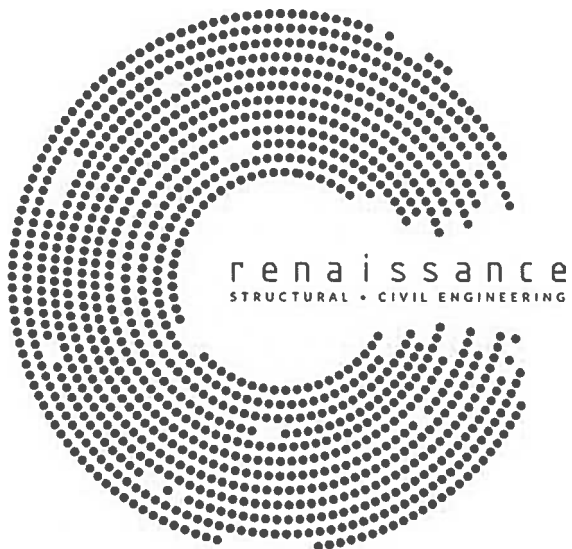
CIVIL & STRUCTURAL ENGINEERING CDM RISK REGISTER

Job no. 2303-06
Ref: 39D-REN-XX-XX-SH-S-06002
Rev: P01
Date: 13.10.23



Reference No.	Event Considered	Risk	Risk Mitigation	Is Significant Risk Passed On?	How is Risk Communicated?	Status	Residual Risk. Suggested Action Required by Others
S-01	Existing buried services adjacent to the proposed substation base footprint	Striking existing buried services during groundworks	The utilities survey has been reviewed and approximate locations of adjacent buried services have been identified on the drawings. Areas where further survey information is required have been identified on the drawings. The proposed substation base has been positioned away from known buried services	Y	Approximate location of buried services and areas for further survey work are identified on drawing C-06020	OPEN	Contractor to develop suitable methodology for working adjacent to buried services. Contractor to carry out further surveys where indicated on drawings to confirm presence of additional buried services. Renaissance to review further survey information to assess impact on current design.
S-02	Unexploded ordnance within the ground on site	Sinking unexploded ordnance during groundworks	A UXO risk assessment has been included for within the scope of ground investigations.	Y	The UXO risk assessment has been referenced on the drawings	CLOSED	Contractor to adopt all recommendations within the UXO risk assessment prior to and during the groundworks.
S-03	Demolition of existing ramp structure	Partial collapse of existing ramp structure during demolition	A scope of intrusive investigations has been developed to enable the support of the ramp structure and any potential temporary works requirements to be determined. An indicative area of demolition has been determined to ensure the demolition can be carried out in a safe and sensible manner without extensive temporary works.	Y	Indicative temporary works requirements and demolition extent are highlighted on drawings S-06000 and S-06001	CLOSED	Contractor to adopt a suitable demolition and temporary works strategy to ensure that the structural integrity of the ramp structure and foundations are not adversely affected by the works.
S-04	Adjacent Barton Arcade lightwell	Sucharging existing retaining wall to lightwell	A scope of surveys has been developed to determine the height and verticality of the existing retaining wall. The location of the retaining wall has been indicated on the drawings	Y	The survey information for the retaining wall has been referenced on the drawings	CLOSED	Contractor to adopt a suitable construction methodology to limit surcharge loads on the retaining wall. Where this is unavoidable, a temporary works solution will need to be developed by the Contractor with their Temporary Works Designer.
S-05	Adjacent Acresfield basement car park	Sucharging or damaging existing retaining wall to car park	A scope of surveys has been developed to determine the floor levels within the adjacent basement. Areas where further survey information is required have been identified on the drawings. The permanent solution has been developed to avoid the basement being subjected to any additional surcharge loads.	Y	The survey information for the adjacent basement has been referenced on the drawings	OPEN	Contractor to adopt a suitable construction methodology to limit surcharge loads on the retaining wall. Where this is unavoidable, a temporary works solution will need to be developed by the Contractor with their Temporary Works Designer. Contractor to carry out further surveys where indicated on drawings to confirm extent of retaining structure. Renaissance to review further survey information to assess impact on current design.

Reference No.	Event Considered	Risk	Risk Mitigation	Is Significant Risk Passed On?	How is Risk Communicated?	Status	Residual Risk. Suggested Action Required by Others
------------------	------------------	------	-----------------	--------------------------------------	------------------------------	--------	---



39 DEANS GATE ENABLING WORKS

CONCRETE SPECIFICATION NSCS PROJECT SPECIFICATION

Project No 2303-06
October 2023
Rev: P01
39D-REN-XX-XX-SP-S-06030

This specification been prepared for the sole benefit, use and information of the Client, Candour, for the purposes set out in the specification or instructions commissioning it. The liability of **renaissance** in respect of the information contained in this specification will not extend to any third party. This document should not be used in whole or part by any third parties without the express written permission of **renaissance**.

author **Philip Whitesmith**

signature *PJ Whitesmith*

date 19/10/2023

approved **Patrick Clayton**

signature *Patrick Clayton*

date 19/10/2023

Contact Details: -

Philip Whitesmith
MEng CEng MIStructE

Carvers Warhouse, 77 Dale Street
Manchester M1 2HG
e: philipwhitesmith@renaissance-ltd.com
t: 0161 393 6509

Revision	Description	Issued by	Date	Checked
P01	RIBA Stage 4-	P Whitesmith	Oct 2023	P Clayton

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1 Information to be supplied TO the Contractor

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- 1.2.3 Other design data

1.3 Execution management

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- 1.3.2 Approvals timing
- 1.3.3 Inspection
- 1.3.4 As built geometry
- 1.3.5 Protection

1.4 Materials

- 1.4.1 Reinforcement
- 1.4.2 Timber

1.5 Concrete

- 1.5.1 Designated concrete

2 Information to be supplied BY the Contractor

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2.2 Design

2.3 Drawings and calculations

2.4 Execution management

- 2.4.1 Construction Planning
- 2.4.2 Other execution management proposal

2.5 Materials

2.6 Project requirements

2.7 Concrete and concreting

2.8 Further Information

- i. The specification for the structure shall be the National Structural Concrete Specification for Building Construction (NSCS)
- ii. The NSCS Project Specification is provided by the Employer and identifies the appropriate information specific to the structure over and above that stated in NSCS Standard Specification. Clauses in the Standard Specification may be modified by information given in the Project Specification.
- iii. Where specific clauses are not noted in the project specification, the NSCS Standard Specification will apply.

Project name			
39 Deansgate – Enabling Works			
Project ref.			
2303-06			
Prepared by:	Philip Whitesmith	Date:	17.10.2023

Revisions

Revision	Date	Clauses			Notes
		Deleted	Amended	Added	
P01	17.10.2023	-	-	-	Stage 4- issue

A.1 Information to be supplied TO the Contractor

A1.1 General Information

A1.1.1 Project Contacts

Project name	39 Deansgate – Enabling Works
Project ref	2303-06
Address	39 Deansgate, Manchester, M3 2BA

Employer

Name	Candour		
Address	33 Broadwick Street Soho London W1F 0DQ		
Contact name	Toby Pentecost		
Telephone	07760 167 990	E-mail	toby@candourgroupp.co

Principal Contractor

Name	TBC		
Address			
Contact name			
Telephone		E-mail	

Structural & Civil Engineer

Name	Renaissance Associates Ltd		
Address	Carvers Warehouse 77 Dale Street Manchester M1 2HG		
Contact name	Philip Whitesmith		
Telephone	0161 393 6509	E-mail	philipwhitesmith@renaissance-ltd.com

Contract Administrator (CA)

Name	Workman LLP		
Address	10 Chapel Walks Manchester M2 1HL		
Contact name	James Ainsworth		
Telephone	0161 828 5750	E-mail	james.ainsworth@workman.co.uk

Architect

Name	Sheppard Robson		
Address	City Tower Piccadilly Plaza Manchester M1 4BT		
Contact name	Mathew Millington		
Telephone	0161 233 8900	E-mail	mathew.millington@sheppardrobson.com

Mechanical & Electrical Engineer

Name	EDPI Ltd		
Contact name	David Barlow		
Telephone	07968 123 008	E-mail	dbarlow@edpi.ltd.uk

A1.1.2 Description of the project works

Nature of building and intended use, number of floors, column grids, stair and core, stability system, foundations, location of water-resisting construction, special finishes, relevant project sustainability targets and procedures, etc.

Substation Base

The enabling works at 39 Deansgate consist of the partial demolition of an existing vehicular ramp and the construction of a reinforced concrete foundation to act as a base for the substation that is to be installed as part of the future development on the site.

Mass fill will be provided below the base to ensure that there is no additional surcharge on the basement retaining wall for the adjacent property. Localised underpinning may also be required to the adjacent foundation for the section of vehicular ramp and substation that is to remain in place until the future development of the site.

See Structural Drawings for further information.

A1.1.3 Construction planning requirements:

Note: the information here is largely reproduced from the Contract Documents to assist the Constructor in the preparation of Section P2. The Constructor should notify the EA if any discrepancy is identified between the Contract Documents and the Specification.

Where details of the site conditions are provided, such as underground services, overhead cables, adjacent buildings and site obstructions, they are given to assist the Constructor in their tender stage planning. The Constructor should always confirm the accuracy of this information when on site, before starting work.

Positions of the Reference Line (as defined in BS EN 13670) datum level and setting-out lines, width and level of access, level of the prepared working area for site traffic, cranes and pumps, and areas available for storage and site accommodation are shown on drawing numbers:

Refer to architectural information for site setting out.

Site logistics plan TBC by Principal Contractor.

Details of Underground services, overhead cables, adjacent buildings, site obstructions or other constraints on the Constructor.

For statutory services refer to drawings produced by M&E consultant.

For existing drainage and buried infrastructure refer to site survey drawings.

Note that the Constructor should confirm the accuracy of survey information on site prior to starting work.

Availability of site services and any pre-arranged procedures for sole or shared use:

To be agreed with Principal Contractor.

Factors affecting construction sequence, including working restrictions on time or special nuisance (including noise); or other aspects that may create an unusual hazard:

To be agreed with Principal Contractor.

Special requirements for temporary propping:

Final temporary works requirements are to be developed by the Principal Contractor, Constructor and Temporary Works Designer.

Restrictions on dimensions and/or weights of units to be delivered to site:

To be agreed with Principal Contractor.

Interface Requirements/restrictions between the Works and following trades:

To be agreed with Principal Contractor. In addition, the Constructor is to allow for coordination of cast in items.

Special requirements for headroom:

To be agreed with Principal Contractor.

A programme showing clearly any phased requirements and the earliest and the latest release dates of work to following trades or to the Employer is shown on drawing numbers:

To be agreed with Principal Contractor.

Access will be made available to the Constructor on:

To be agreed with Principal Contractor.

Environmental Factors relating to achievement of Considerate Constructors or Site Waste Management requirements:

To be agreed with Principal Contractor.

A1.2 Design

A1.2.1 General

The design has been carried out in accordance with BS EN 1990, BS EN 1991 and BS EN 1992. Any design by the Constructor is to be carried out in accordance with these codes and the design data given in this specification.

Refer to:-

- The Contract Drawings.

A1.2.2 Loading

Consult renaissance for full details of all permanent case loading allowances.

A1.2.3 Other design data

Design data	Mass Fill Concrete	Reinforced Foundations
	GEN 3	RC 45
Fire rating (hours)	N/A	4.0
Exposure Class	XC2 - DS-1,AC-1s	XC2 - DS-1,AC-1s
Design life (years)	50	50
Maintenance / replacement assumptions	N/A	

A1.3 Execution management

A1.3.1 Execution documentation

The following documentation is required:

Information	When required Number of working days before construction with updates as requested unless noted	Format/Notes P = Paper E = Electronic B = Both
Contractor's Quality Assurance Certification	At tender	Electronic
SpeCC registration or equivalent	As requested	Electronic
Detailed construction programme	20	Electronic
Falsework and formwork: design	20	Calculations & drawings
Falsework and formwork: pre-concreting cleanliness	As requested	Electronic
Reinforcement: source and supplier	20	Electronic
Reinforcement: Certification	20	Electronic
Reinforcement: pre-concreting location	As requested	Electronic
Spacers	As requested	Electronic
Couplers: source and supplier	20	Electronic
Couplers: Certification	20	Electronic
Continuity strips: source and supplier	20	Electronic
Continuity strips: Certification	20	Electronic
Concrete: readymix plant details	20	Electronic
Concrete: readymix producers' certification	20	Electronic
Concrete: delivery ticket	As requested	Electronic
Concreting: method statement and pour sequence for each section of the work	5	Electronic
As built geometry: setting out and dimensions	10 working days after the construction is complete at each level	Electronic
As built geometry: reinforcement cover	As requested	Cover meter survey
Environmental certification and responsible sourcing documentation where required: relating to reinforcement, aggregate, cementitious materials, formwork and concrete supply	20	Electronic

A1.3.2 Approvals timing

The timings given in NSCS Standard Specification apply to all approvals except as noted below.
Project values should be entered in the grey panels.

Standard Specification clause ref.	Item	Requirements Before or after as appropriate. Working days unless stated
4.1.2.1	Material test results	10
4.2.1	Quality plan	5
4.3.3	Notice to EA for concrete pour inspection	1
4.3.3	Before covering up or backfilling	5
4.3.3	For water-resisting construction to allow joint inspections	5
4.3.4	Response by EA to request for modifications	5
4.3.7	Copies of test results	3 No.
4.3.8	Proposal and response time for work rectification	5 & 5
6.2.1	Notice to EA for site changes to reinforcement	1
8.1.2.1	Concrete non-conformity	24 hours
8.2.1.4	Premature cessation of a pour	2 hours

A1.3.3 Inspection

Items not defined in table 1 of BS EN 13670 shall be inspected as follows:

N/A

Additional third party inspection, carried out by Waterproofing Specialist is required for the following parts of the structure:

Inspections of waterproofing system construction by Waterproofing Specialist is to be agreed between Principal Contractor and Constructor to suit warranty requirements

A1.3.4 As built geometry

The overall concrete dimension shall be checked:

List of requirements	Frequency
As per Standard NSCS	As per Standard NSCS

Cover to reinforcement shall be checked:

List of requirements	Frequency
As per Standard NSCS	As per Standard NSCS

A1.3.5 Protection

The following special protection is required:

To be confirmed by Principal Contractor.
--

A1.4 Materials

A1.4.1 Reinforcement

Anchorage and couplers shall be:

Specified on RC drawings. Constructor may propose alternative products for review by the Engineer. All products to be CARES and BBA accredited (where relevant) and provide equal or better performance to original specification.

Requirements for **responsible sourcing** of reinforcement:

All steel reinforcement must be obtained from companies holding;

1. A valid CARES certificate of product approval
2. Certification from either;
 - CARES sustainability certification scheme (compliant with BS 8902)
 - BAR Eco-reinforcement scheme (compliant with BES6001)

A1.4.2 Timber

Requirement for **responsible sourcing** of timber or timber products:

80% of timber to be certified sustainably sourced by CPET recognised schemes.

A1.5 Concrete

A1.5.1 Designated concrete

To be in accordance with BS 8500–2 and BS EN 206–1.

	Requirements	Mass Fill Foundations	Reinforced Foundations
1	Concrete designation (Ref. BS 8500–2: 2006, Table 5)	GEN 3	RC 45
2	Maximum aggregate size (mm) Enter 10, 14, 20 or 40	20	20
3	Slump class S1, S2, S3, S4 or other value	S3	S3
4	Special restrictions on cement types	None	None
5	Special requirements for aggregates	None	None
6	Use of RCA permitted? Maximum mass fraction of total coarse aggregate (Ref. BS 8500–1: 2006, Cl. 4.2.3c)	Yes	Yes
		20%	20%
7	Requirements for accelerated or retarded set	None	None
8	Special colour requirements	None	None
9	Type and dosage of fibres	None	None
10	Chloride class	As BS 8500-1	As BS 8500-1
11	Minimum air content	None	None
12	Method of placing concrete	TBC by contractor	TBC by contractor

B.2 Information to be supplied BY the Construction

Required at tender stage unless noted, with updated information issued for construction

B2.1 General Information

Project contacts

Project name			
Project ref.			
Address:			
Telephone		E-mail	

Constructor

Name			
Address			
Contact Name			
Telephone		E-mail	
SpeCC Registration Required	-	SpeCC Registration Number	

Designer

Name			
Telephone		E-mail	

Temporary works coordinator

Name			
Telephone		E-mail	

Other specialist contractors to be used by Constructor:

Name			
Telephone		E-mail	

B2.2 Design

Details of any Constructor-designed structure as defined in Table P1.3

--

B2.3 Drawings and calculations

Details of any proposed variation of values in Cl. P1.4 and other specification changes:

--

B2.4 Execution management

B2.4.1 Construction planning

An information requirement schedule based on the construction programme and this Specification is to be issued to the EA within two weeks of Constructor being appointed.

B2.4.2 Other execution management proposals by Constructor:

Details of any other proposals for execution management from the Contractor

--

B2.5 Materials

Details of any alternative materials, or material sources, proposed by Constructor:

--

B2.6 Project requirements

Details of any proposals for alternative specification or workmanship from the Constructor:

--

B2.7 Concrete and concreting

Any proposed concrete specification variations, in addition to the Constructor's input to the tables in section P1.8

--

B2.8 Further information

Further information to expand data given in sections P2.1 to P2.8

Clause ref.	Additional Information

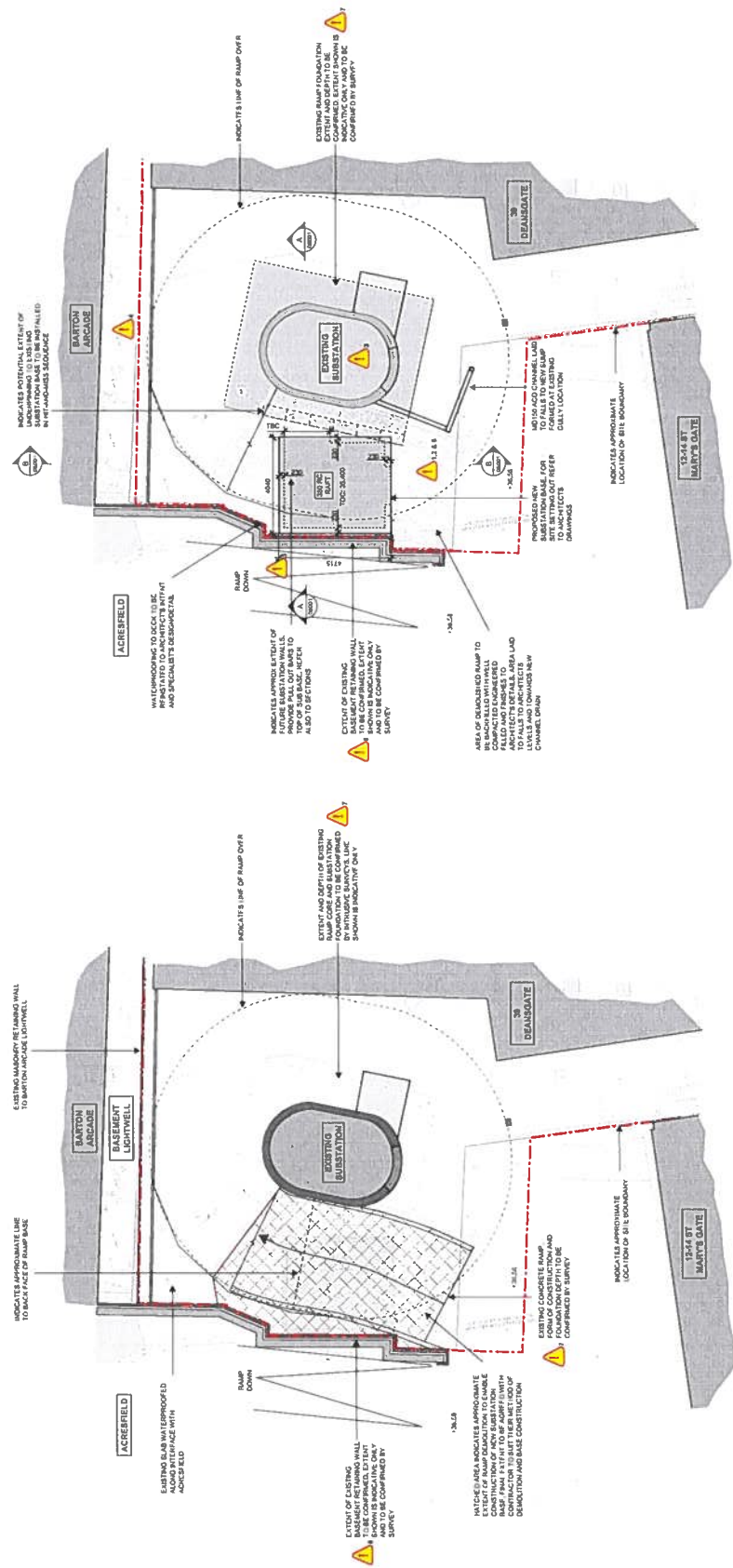
GENERAL NOTES:
1. REF: 10 DRAWING 39D-REN-XX-ZZ-DR-S-060001 OF 01/04/2018

HEALTH & SAFETY NOTES:

- IN ADDITION TO THE HAZARDS AND RISKS NORMALLY ASSOCIATED WITH WORKS OF THIS NATURE, NOT THE FOLLOWING ANOMALIES: RIBA
- 1. THE EXISTING SUBSTATION IS LOCATED WITHIN THE EXISTING SUBSTATION AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SUBSTATION AREA AND THE SUBSTATION EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SUBSTATION AREA AND THE SUBSTATION EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SUBSTATION AREA AND THE SUBSTATION EQUIPMENT.
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PROJECT RISKS:

- 1. THE EXISTING SUBSTATION IS LOCATED WITHIN THE EXISTING SUBSTATION AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SUBSTATION AREA AND THE SUBSTATION EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SUBSTATION AREA AND THE SUBSTATION EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SUBSTATION AREA AND THE SUBSTATION EQUIPMENT.
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PROPOSED PLAN

EXISTING PLAN, INCLUDING PROPOSED EXTENT OF DEMOLITION

EXISTING DETAILS AND INTERFACES

ALL EXISTING DETAILS AND INTERFACES SHALL BE IDENTIFIED AND RECORDED IN THE EXISTING SURVEY AND DEMOLITION DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING DETAILS AND INTERFACES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING DETAILS AND INTERFACES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING DETAILS AND INTERFACES.

ADJACENT BUILDINGS SURVEYS AND MONITORING

ADJACENT BUILDINGS SURVEYS AND MONITORING SHALL BE REQUIRED TO ENSURE THE SAFETY OF THE EXISTING BUILDINGS AND THE ADJACENT BUILDINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ADJACENT BUILDINGS AND THE ADJACENT BUILDINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ADJACENT BUILDINGS AND THE ADJACENT BUILDINGS.

SURVEYS REQUIRED

TO FINALISE THE STAGE 4 (TECHNICAL DESIGN AND STAGE 5) DEMOLITION INFORMATION, THE FOLLOWING SURVEYS AND MONITORING SHALL BE REQUIRED:

- 1. VISUAL SURVEY OF THE EXISTING BUILDINGS AND THE ADJACENT BUILDINGS.
- 2. VISUAL SURVEY OF THE EXISTING BUILDINGS AND THE ADJACENT BUILDINGS.
- 3. VISUAL SURVEY OF THE EXISTING BUILDINGS AND THE ADJACENT BUILDINGS.
- 4. VISUAL SURVEY OF THE EXISTING BUILDINGS AND THE ADJACENT BUILDINGS.
- 5. VISUAL SURVEY OF THE EXISTING BUILDINGS AND THE ADJACENT BUILDINGS.

39 DEANSGATE MANCHESTER

ENABLING WORKS EXISTING & PROPOSED PLANS

RIBA STAGE 4

39D-REN-XX-ZZ-DR-S-060001-P03

Rev	Description	Date	By	Check
100	100% COMPLETE TO RIBA CONTRACTOR COMMENTS	14.12.21	PM	PC
101	NEW WALLS PROPOSED	14.12.21	PM	PC
102	NEW WALLS PROPOSED	14.12.21	PM	PC
103	NEW WALLS PROPOSED	14.12.21	PM	PC

Project: 39 Deansgate
Location: Manchester
Scale: 1:100
Drawing: 39D-REN-XX-ZZ-DR-S-060001-P03

[illegible]

39 DEANS GATE
MANCHESTER

ENABLING WORKS
SECTIONS A & B

RIBA STAGE 4-

Size	A1	Exp	20.08.23	Exam by	PW	Language by	PW	Checked by	PC
Size: 1.50				Expire in:		2303-08			
Project	Computer	System	Unit	Lab	Scale	1: distance			

39D-REN-XX-ZZ-DR-S-06001-P02

NBSA STAGE 4
THESE DRAWINGS ARE INTENDED TO COMMUNICATE THE INTENT AND SCOPE OF THE DESIGN AND ARE APPROPRIATE FOR THE NBSA STAGE 4.
ALL STRUCTURAL SIZES ARE FIELD SUBJECT TO FINAL COORDINATION WITH THE ARCHITECT AND THE COMPLETION OF THE STAGE 4 TECHNICAL DESIGN.
DESIGN CONTINGENCY OF 10-15% IS RECOMMENDED TO ALLOW FOR DESIGN DEVELOPMENT DURING STAGE 4 (TECHNICAL DESIGN) AND TO REFLECT INPUT FROM THE CONTRACTOR DESIGNED PACKAGES.

Section 4 : Sheppard Robson Specification

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The contractor shall verify all dimensions on site and report any discrepancies to the architect immediately. The architect shall not be responsible for any errors or omissions in the drawing.

FOR INFORMATION ONLY
The drawing is for information only and should not be used for any other purpose. The contractor shall verify all dimensions on site and report any discrepancies to the architect immediately. The architect shall not be responsible for any errors or omissions in the drawing.

ASB 10/10/2023
The drawing is for information only and should not be used for any other purpose. The contractor shall verify all dimensions on site and report any discrepancies to the architect immediately. The architect shall not be responsible for any errors or omissions in the drawing.

KEY

- INTERIM SECTION OF RAMP TO BE DEMOLISHED
- PROPOSED NEW HY SUBSTATION BASE
- CONSTRUCTED (GROUND WARE GOOD LOCALLY ABOVE)
- (NOT INCLUDED IN IMPLEMENTATION WORKS)
- EXISTING SUBSTATION WALL TO BE DEMOLISHED
- ONCE NEW HY SUBSTATION IS CONSTRUCTED AND COMMISSIONED
- FULL EXTENT OF PROPOSED SUBSTATIONS

NOTE:
SCOPING AND REFERENCE DRAWINGS ONLY
PLEASE REFER TO STRUCTURAL ENGINEERS
DRAWINGS FOR SETTING OUT AND DIMENSIONS

REV. **DATE** **AMENDMENT**

R01 10/05/2023 MM PLANNING BLUE
R02 20/05/23 Updated for planning

Further Notes

1. Proximity to Acrefield TSE pending further investigation
2. Estimated 40m² of Ramp to be demolished
3. Indicative 50m² for Resurfacing and regrading good (CRP)

- Allowance for Tarmac surface finish generally

- Burmou's Waterproofing along exterior with Acrefield to be investigated and if required, Resurfaced to match and graded into existing N.B Surface Drainage should not be made worse by least Works

CLIENT
FOR AND ON BEHALF OF CANOUR

PROJECT
30 DERRINGATE

SCALE
1:50

DATE
06/03/23

ORIGINATOR
MM

CHECKED
MM

AUTHORISED
MM

TDR
MM

SHEPPARD ROBSON

27th Floor City Tower Piccadilly Plaza Manchester M1 4BT
T +44 (0)161 223 8800 E manchester@sheppardrobson.com

INITIAL WORKS PLAN

Stage 3

8/1/16 **PURPOSE FOR ISSUE** **5/1/16** **5/1/16**
S2 **PLANNING** **REV.** **6145**

DRAWING NO. **6145 -SRA-XX-00-DR -A -02820** **P02**



INITIAL WORKS PLAN

SHEPPARD ROBSON

Transmittal

27th Floor, City Tower Piccadilly Plaza, MANCHESTER, M1 4BT

PROJECT: 39 Deansgate, Manchester 6145 DATE: 21/09/2023
SUBJECT: Scoping plan update TRANSMITTAL ID: 029
PURPOSE: For Information VIA: Info Exchange

FROM

NAME	COMPANY
Mathew Millington	Sheppard Robson

TO

NAME	COMPANY
David Barlow	EDPI Ltd
Peter.Fishwick@workman.co.uk	
james.ainsworth@workman.co.uk	
PhilipWhitesmith@renaissance-ltd.com	
Ed.Offer@abacus-cm.com	

REMARKS: Philip, Peter,

Please see attached updated scoping drawing.

I've plotted the substation as per the 'Generic' UKPN info sent through by David with slight differences in dimensions

I've also added a few extra scoping notes regarding reinstatement and making good etc.

Please let me know if you have any comments or, would like me to add anything.

Regards

Mat

The .DWG listed are uncontrolled versions issued to enable the recipient to prepare their own documents/models/drawings for which they are solely responsible. The documents listed are based on background information current at the time of issue. **Sheppard Robson Architects LLP** accepts no liability for any such alterations or additions to or discrepancies arising out of changes to such background information which occur to that information after it is issued by **Sheppard Robson Architects LLP**

Transmittal

DATE: 21/09/2023
TRANSMITTAL ID: 029

DESCRIPTION OF CONTENTS

NUMBER.	TITLE/NAME	REV	NOTES
6145-SRA-XX-00-DR-A-02820	Initial Works Plan	P02	S2 - Planning
	6145-SRA-XX-00-DR-A-02820.dwg		

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Mathew Millington (Sheppard Robson)

Appendix A : Pre-Construction Information



39 DEANS_GATE – PROJECT SOLAR IMPLEMENTATION WORKS

232115_DEANSGATE PROJECT SOLAR PCIP PCI REV2.0.DOCX

DOCUMENT REVISIONS

REV.	DATE	REVISION DETAILS
01	02.10.2023	Tender Issue
02	16.01.2024	Contract Docs Issue: Inclusion of Phase II Ground investigation (Section 2.3, 4.14 & App C&D), Confirmation of ACM in ground contamination (Section 4.14, 4.2.1 & App C), Updated Constraints Plan & Design Risk assessment (App B), Inclusion of Existing Fire Strategy report (Section 2.3 & App C&D)

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1. INTRODUCTION

The *Construction (Design and Management) Regulations 2015* (CDM15) require health & safety information to be provided to assist the designers and contractors involved in the planning and construction phases of a project. The purpose of this information is to ensure that significant risks can be anticipated and appropriate controls put in place before construction work begins. The emphasis is on providing the right information to the right people at the right time.

A description of the works covered by this document is provided in part 2. The Pre-construction Information draws together all the project-specific information provided by the Client, Designers and Principal Designer during the design and early planning stages. It identifies key health & safety issues, in particular those that a contractor could not reasonably be expected to anticipate or identify. The level of detail found in the Pre-construction Information will be proportionate to the anticipated risks involved in the project. There is little emphasis given to risks that are commonplace or those that a competent contractor would be expected to recognise. Information contained in the Pre-construction Information is intended to alert the contractor to issues that may have important resource implications or may affect the way that the work is planned and carried out.

The Pre-construction Information document addresses the requirements of Regulation 11 of CDM15. Regulation 3 of the *Management of Health & Safety at Work Regulations 1999* requires the Principal Contractor and other contractors involved in the project to identify the hazards and assess the risks related to their work, including those they may create for others. Each set of regulations is part of an integrated approach to the management of health and safety for construction work.

It should be noted that Regulation 12 of CDM15 requires the Principal Contractor to prepare a plan that identifies the risks to health & safety arising from the construction work and describes appropriate measures to control those risks.

2. DESCRIPTION OF PROJECT

2.1 PROJECT DESCRIPTION & PROGRAMME DETAILS

2.1.1 SITE ADDRESS

- 3 The proposed works are located to the rear of 39 Deansgate office development and are accessed via the rear courtyard from Exchange Street.

The wider site comprises an existing 10-storey mixed-use building. The building is rectangular with retail units covering the ground floor. The north of the site comprises a 7-storey building utilised for offices above the ground floor. Adjoining this to the south is a 10-storey block located in the centre of the site on concrete columns above the second-floor rooftop car parking area, which covers the remainder of the site.

Address:

39 Deansgate
Manchester
M3 2AY

3.1.1 DESCRIPTION OF PROJECT

The implementation works generally comprises of the demolition of a section of an existing concrete car park access ramp and construction of the future substation base.

The working area is at GF level at the base of a helical shaped vehicle ramp providing access to the second-floor rooftop car park area. Centrally located within the ramp structure is a live electricity substation (Electricity North West: St Marys Gate - 166028)

The project includes the following scope items:

- Set up of site welfare, compound, fencing and agreed traffic & pedestrian management systems.
- Dismantling & removal of car park security systems including identification and isolation of associated services.
- Identification of existing underground services and prove dead.
- Installation of temporary props to support ramp structure.
- Breaking out of existing concrete ramp and retailing wall.
- Construct new reinforced concrete raft substation base.
- Drainage Works.
- Break out manhole cover and replace.
- Resurfacing and waterproofing works.
- Make good and protect any exposed edges.

3.1.2 PROGRAMME

The contract commencement and duration date shall be as stated in the contract documentation, but are provisionally:

Project commencement: 15th January 2024

Project completion: 9th March 2024

Adequate time will be given prior to the commencement date to allow the Principal Contractor time for planning and preparation for the enabling works.

Complete sets of As Built handover, test and maintenance documentation are to be compiled by the Principal Contractor and issued to the Client following completion of the works.

2.2 DETAILS OF PROJECT TEAM

CLIENT

Candor Group
33 Broadwick Street
Soho
London
W1F 0DQ

Tel: 07760 167 990

Contact: Toby Pentcost

CDM PRINCIPAL DESIGNER

Abacus
4th Floor Cotton House
12-18 Queen Street
Manchester
M2 5HS

Tel: 07904 148 707

Contact: Ed Offer

PROJECT MANAGER

Workman LLP
10 Chapel Walks
Manchester
M2 1HL

Tel: 0776 988 3772

Contact: James Ainsworth

Contact:

ARCHITECT

Sheppard Robson
City Tower
Picadilly Plaza
Manchester
M1 4BT

Tel: 0161 233 8900

Contact: Mat Millington

CIVIL/STRUCTURAL ENGINEER

Renaissance Ltd
Carvers Warehouse
77 Dale Street
Manchester
M1 2HG

Tel: 07875 468 549

Contact: Patrick Clayton

M&E CONSULTANT

EDPI Ltd
10th Floor
3 Hardman Street
Manchester
M3 3HR

Tel: 07968 123 008

Contact: David Barlow

PRINCIPAL CONTRACTOR

Bowmer & Kirkland
Atlas Business Park
1st Floor Altitude Building
Manchester
M22 5PR

2.3 EXISTING RECORDS & DOCUMENTS

Various existing information, surveys and investigations throughout the proposed work area have been undertaken for the project.

Pre Construction Information gathered includes the following:

Report / Drawing Title:	Company:	Ref:	Date:	Location
39 Deansgate Asbestos Reinspection report	Tetra Consulting Ltd	L-383596 (Issue 1)	09.06.2023	PCIP - App D
Ph I – Site Investigation Report	Renaissance	1901-02 Rev P03	15/07/2021	PCIP - App D
Ph II – Geo-environmental Assessment	Brownfield Solutions Ltd	PH/C4293/12462	Oct 23	PCIP - App D
Detailed UXO Risk Assessment	EoD Contracts Ltd	OD/23/23345/DTS	23/08/2023	PCIP - App D
Underground Services – Utility Scan.	Survey Systems	SSL:19457:100:1:1:TOPO-UTIL	June 19	PCIP - App D
Underground Services – Utility Scan.	Survey Solutions	50914MCUG-02	31.08.2023	PCIP - App D
Fire Risk Assessment & Action Plan	Savills	N/A	Jan 2023	PCIP - App D
Fire Strategy	Tetra Consulting Ltd	L-392038	30.10.23	PCIP - App D
Proposed Meanwhile Phase Fire escape Strategy Plan	Sheppard Robson	6145,-SRA-XX-ZZ-SK-A-SK119	22/09/2023	PCIP - App A & D

3. CLIENT'S CONSIDERATIONS & MANAGEMENT REQUIREMENTS

3.1 *STRUCTURE, ORGANISATION & ARRANGEMENTS FOR LIAISON*

Health and safety matters will be discussed at all progress and co-ordination meetings involving the Client, the Principal Contractor, other contractors and the project team.

The Principal Contractor will be required to appoint a person who has responsibility for liaising with the Client, other contractors and the design team on health & safety matters. This person will be expected to have sufficient authority to act on requests from these people and to be able to provide suitable information on health & safety issues to enable them to comply with their own statutory obligations.

The Principal Contractor must assess the health and safety implications of any design changes, contract instructions or unforeseen eventualities. The Client and the Principal Designer must be advised of any significant risks or changes to the Health & Safety Plan that result from these developments.

3.2 *SAFETY GOALS, MONITORING & REVIEW*

Candor Group is committed to supporting the vision of zero incidents on site and meeting all legislative requirements for health, safety and the environment. This requires all parties including contractors to abide by all relevant legislation and procedures.

The safety goals for this project are:

- No fatalities
- No major injuries
- No dangerous occurrences
- No uncontrolled exposure to substances or processes hazardous to health

The Principal Contractor will be expected to ensure all workers report any incidents, near misses or uncontrolled hazards that occur on this project. This is intended to improve the awareness of health & safety issues during construction with the aim of eliminating all significant hazards before they have the opportunity to cause harm. The Principal Contractor should have effective workforce consultation arrangements in place to reinforce this aim. All people working on this scheme should be engaged in targeted 'toolbox talks' and regular safety discussions.

Health & safety will be an item on the agenda of all project progress meetings. The Principal Contractor will be expected to provide a report on any health & safety issues that have arisen since the previous meeting. As a minimum, this will include:

- Details if any accidents or near misses
- Details of manhours worked during that period
- Time lost due to accidents
- Safety Inspections and Audits (number, key issues, actions)
- HSE visits (observations, enforcement notices, action)
- Health & Safety implications of developing design issues or changes

At various times during the construction phase of this project, the Client or a nominated representative will attend site to carry out independent health & safety inspections of the construction work. The purpose of these inspections is to ensure that the Client is not in breach of their own statutory obligations. The Principal Contractor will be expected to co-operate and assist the Client with these inspections and to act on any reasonable observations or requests that are made.

3.3 PERMITS, AUTHORISATION & COMPETENCE

Candor Group requires all 'high risk' activities taking place on their sites to be controlled by a 'Permit to Work' system.

The Principal Contractor will be expected to adopt and enforce a 'Permit to Work' system for construction activities that are identified as having an especially high-risk to their own employees, sub-contractors or occupiers of the building. Particular examples may include work involving the fire alarm, live services, removal of hazardous substances, hot works, confined spaces or where hazardous conditions may be encountered.

All persons working on the scheme shall be competent to undertake their assigned works. In addition to any required trade qualifications and training, the minimum standard of Health and Safety Awareness appropriate to the works that they are undertaking shall be demonstrated by task specific Construction Skills Certification Scheme (CSCS) or similar equivalent certification.

3.4 FIRE SAFETY AND EMERGENCY ARRANGEMENTS

The Construction Phase Plan developed by the Principal Contractor must include a Fire and Emergency Plan with details of specific emergency arrangements adopted during normal working hours and when the construction site is closed. The adjacent sites to ensure associated fire risk assessments and procedures are aligned to ensure the safety of all affected parties and the requirement to coordinate an emergency situation.

These arrangements are intended to protect people undertaking the works during construction and to ensure everyone can reach a place of safety in an emergency. The Plan will include contact names and telephone numbers of people or organisations that can deal with emergencies at any time, 24 hours a day, 7 days a week.

The Principal Contractor is to ensure that there are systems in place to coordinate an emergency situation in the following circumstances:

- Utility Strike – Underground
- Fire or explosion
- Accident & Injury

Any changes made to fire safety and emergency procedures during the construction phase must be communicated to the relevant parties before any work starts.

The works are located within the rear access/courtyard servicing 39 Deansgate and the adjacent buildings. The Principal Contractor is to note the site constraints and that a number of Fire exits that lead directly into this courtyard, it is essential that Fire Exits and escape routes from the existing buildings are maintained at all times.

The car park access ramp to be demolished serves as a fire escape route from 39 Deansgate and car park podium, therefore an alternative Fire Route has been determined following an updated fire risk assessment. This escape route is as indicated on the Shepard Robson Fire Escape Plan included within Appendix A & D.

The Principal Contractor will be required to implement all temporary measures including fencing, barriers, signage and demarcation in order to divert the existing fire escape route and protect and maintain the new route and all existing routes directly adjacent to the site.

3.5 SECURITY ARRANGEMENTS

The Principal Contractor will be responsible for controlling all access and security to the proposed construction areas during the project.

The works are located in a shared rear courtyard located off Exchange Street which is used by 39 Deansgate, Acresfield and Kings Court. There is an existing security gate that secures the main access from the courtyard and managed via the building manager at 39 Deansgate.



Contact details for 39 Deansgate Building Manager for any security related issues will be :

Chris Clow
Building Manager
39 Deansgate, Manchester, M3 2BA

Savills, Belvedere, 12 Booth Street, Manchester M2 4AW



Mob :+44 (0) 7974 852 901
Support Centre :+44 (0) 345 838 7627
Email :chris.clow@savillspm.co.uk
Website :www.savills.co.uk



Before printing, think about the environment

The Principal Contractor will be required to review the site security and further secure the site with additional fencing and barriers as required.

Albeit contained within a courtyard the works are located in the very busy and predominantly pedestrianised area of Exchange Street in Manchester City Centre; therefore if the site or compound located within the courtyard is not adequately secured there is a potential risk of unauthorised access leading to vandalism, theft and nuisance.

Particular account is to be given to site security and managing the risk of unauthorised persons straying into work areas while construction activities are taking place. Giving the site setting live offices and busy public areas reference should be made to HSE Guidance HSG 151 *Protecting the Public – Your next move*.

The Principal Contractor must ensure security measures are sufficiently stringent to avoid incidents affecting their operatives or any other person who may be in the vicinity of the works. All reasonable precautions must be taken to avoid unauthorised entry to the construction areas and other shared parts of the site. The Principal Contractor must make

suitable security provision to ensure the safety of any persons who may access site without permission.

3.6 WELFARE, COMPOUND & SECURITY ARRANGEMENTS

Welfare Facilities:

The contractor is to provide welfare facilities to accord with Schedule 2 of the Construction (Design and Management) Regulations 2015.

The Contractor will be required to provide adequate facilities within an agreed location for a site office, welfare and toilet / washing facility, the location of this is to be agreed and coordinated with the Client project team and the 39 Deansgate Building Manager.

The Principal Contractor will need to fully consider site restrictions associated with the site and also ongoing management of adjacent buildings ensure access can be maintained to the adjacent basement car park (Akresfield), Fire Exits, ENWL Substation, waste bins and roller shutter access for deliveries.

The Principal Contractor must ensure that the provisions are adequate for the works and anticipated number of persons on site. Site Offices and Mess areas should be equipped with tables and chairs, all statutory posters, emergency arrangements, accident book etc.

Site Compound:

All compounds must be appropriately segregated using fencing and barriers together with signage, lighting and guarding to ensure safety of third parties and any adjacent workers.

The Principal Contractors logistics plan must include the following:

1. Defined CDM site boundaries.
2. Temporary access and egress works to maintain safety of users of the adjacent buildings and associated access routes
3. Access and Egress routes for site personnel.
4. Plant movement areas.
5. Location of skip.
6. Location of temporary fencing and hoardings.
7. Fire Points and Fire Exit locations.
8. Emergency Muster point.
9. Deliveries
10. Parking

The contractors compound is to be located within a clearly defined site boundary and fence line with parking.

3.7 RESTRICTIONS ON DELIVERIES OR WASTE COLLECTION & STORAGE

All large deliveries and waste removals will need to be carefully managed considering the adjacent occupied buildings including their waste bins and basement car park access car park.

Storage of materials and waste generated from the construction activities is to be contained within the Contractors designated site compounds which is to be adequately secured and signed. The accumulation of waste on site is to be kept to an absolute minimum.

The Principal Contractor, shall prepare, update and implement a Site Waste Management Plan in line with the requirements of the Employer, which includes provision of a monthly waste management report and all waste transfer notes relating to the same.

3.8 SITE DESCRIPTION & ADJACENT ACTIVITIES

The proposed development is located to the rear of 39 Deansgate office development and is accessed via the rear courtyard from Exchange Street in Manchester City centre.

The wider site comprises an existing 10-storey mixed-use building. The building is rectangular with retail units covering the ground floor. The north of the site comprises a 7-storey building utilised for offices above the ground floor. Adjoining this to the south is a 10-storey block. Located in the centre of the site on concrete columns above the second-floor is the rooftop car parking area.

The implementation works site is located in the rear courtyard at GF level at the base of a helical shaped vehicle ramp providing access to the second-floor rooftop car park area. Centrally located within the ramp structure is a live electricity substation (Electricity North West: St Marys Gate - 166028). Due to the nature of the works the 2nd Floor car park will be made out of use however all adjacent facilities must be maintained for the duration.

The following site conditions and constraints have been identified and will require careful management by the Principal Contractor:

- Works located within enclosed rear courtyard used by 3no properties.
- Existing Fire Exits and Fire Escape routes from all buildings in the courtyard.
- Access to waste management facilities and bins.
- Adjacent basement car park serving the Akersfield building.
- Access via very busy pedestrianised area from Exchange Street.
- Adjacent Live substation and associated 6.6kV and LV cables.
- Adjacent Live Electricity Substation (St Marys Gate – 166028)
- Adjacent retaining structures, foundations and palisade fencing
- Adjacent car park security measures and associated services.
- Restricted headroom into site from Exchange Street.
- Restricted headroom due to car park ramp above new substation location.

Road and foot traffic including surrounding the construction site is busy at all times therefore it is advised that a 5mph speed limit is enforced on all Exchange Street.

The appointed Principal Contractor is to review the existing site and traffic management constraints, adjacent site activities and ensure that appropriate management proposals are developed, agreed and implemented with the Client /Project team prior to commencement of the works.

Fencing and associated pedestrian management systems together with appropriate signage, lighting, guarding and traffic management is to be implemented.

All the above site constraints and adjacent land uses are highlighted on the CDM plan included within Appendix A.

3.9 WILDLIFE CONTROL & HABITAT MANAGEMENT

No anticipated wildlife or ecology constraints associated with the proposed works.

3.10 CLIENT'S SITE RULES

The Principal Contractor will be required to establish site rules as part of the developed Health & Safety Plan. As a minimum, these will include:

- Visitors to the site must report to the Principal Contractor's office to register their arrival and departure. Appropriate personal protective equipment should be available for visitors, if required.
- All persons working on the site must be given an appropriate health & safety induction. This should include details such as significant risks and control measures, emergency and fire arrangements, first aid arrangements, supervision arrangements and site rules. The induction should be presented in a way that can be understood by all participants, including those that do not speak English as their first language.
- Temporary visitors will be accompanied at all times by a person who is familiar with site health & safety procedures. Regular visitors will be required to undergo the same health & safety induction given to permanent site personnel.
- Smoking is not permitted within any part the existing buildings. Designated smoking areas only
- All construction and delivery vehicles manoeuvring between the construction area and the surrounding roads must be fully supervised by a lookout or banksman.
- All roads, pavements and footpaths around the site must be protected and maintained in a condition suitable for vehicular and pedestrian traffic.
- Adequate methods of segregation, safety signs and warning notices will be in place to indicate the extent of the works (CDM Area) and any hazardous areas.
- Access to the adjacent properties & service facilities must be maintained at all times
- Appropriate arrangements must be in place to prevent unauthorised people entering the construction area and to separate vehicle and pedestrian traffic.
- Work will cease in an area if material suspected as being hazardous or harmful to health is discovered in an unexpected location.
- Provide appropriate fire fighting equipment and establish a safety zone whenever grinding, flame cutting, welding or any other form of hot work takes place. A written permit describing the safe system of work adopted for these activities must be implemented.
- All personnel will be required to wear appropriate personal protective equipment when working on the construction site. As a minimum this will include head protection, hi-visibility vest and safety footwear with added ankle support. Suitable gloves must be worn during any manual handling of equipment or materials. Eye protection must be worn during any activities where there is a risk of dust or debris entering the eyes. Hearing protection must be provided and used during work activities where the legal limits on noise exposure are exceeded.
- Project specific COVID 19 safe operating procedures are to be implemented by the Principal Contractor to accord with current government guidelines.

4. ENVIRONMENTAL RESTRICTIONS & EXISTING ON-SITE RISKS

4.1 SAFETY HAZARDS

4.1.1 BOUNDARIES & ACCESS

The Principal Contractor will be responsible for controlling all access and egress to the construction areas and the site compound during the works.

All vehicle access to the site will be via Exchange Street to the east of the site. Exchange Street is a pedestrianised high street zone therefore access is restricted to permit holders and loading between 06:00 & 10:30 am. Automatic bollards are controlled via an intercom system.



To ensure public safety access and egress to site must be carefully planned and supervised at all times by a Traffic Marshall or banksman.

In order to segregate the works from adjacent activities the Principal Contractor must adequately protect all parts of the works, including work carried out by others under their control. Wherever work is of an especially vulnerable nature or is exposed to abnormal risks, the Principal Contractor must provide special protection to ensure that damage does not occur and the safety of operatives and the public is fully considered.

Where non-standard hazards are present (deep excavations, exposed services, fall hazards, significant machine operations) more robust protection measures must be installed subject to a point of work risk assessment.

The Principal Contractor is to ensure that consultation with the adjacent occupiers takes place before work commences and that the following arrangements for works are planned, taking into account these consultations and the following standards:

- Sufficient fencing barriers and signage are installed.
- Signage and fencing is installed to the level 2 car park to prevent unauthorised access from above.
- Protective clothing and equipment for operatives, including fluorescent/retro-reflective jackets, slipovers or similar.
- Protection for pedestrians.
- Training for operatives, supervisors, plant operators.
- Access is maintained at all times for adjacent building and services

Access routes inside the site must be kept free of obstructions, clean and undamaged throughout the construction period. Suitable arrangements must also be in place to ensure the works cause no access restrictions for people using the approaches to the site and neighbouring properties.

4.1.2 ADJACENT LAND USES

Refer to Section 3.8 and Appendix A.

4.1.3 LOCATION OF EXISTING SERVICES

An underground GPRS survey has been undertaken across the footprint of the site and the existing ENWL services records have been obtained. A copy of the surveys and ENWL drawing are contained in Appendix D and details of the site topography, drainage and utility services are all shown. The following services have been identified:

- **Existing 6.6kV and LV cables** servicing the ENWL substation.
- **Drainage**
- **Unidentified Traces** throughout site likely to be existing electrical services for the car park security and access equipment.

The accuracy of plans cannot be completely relied upon therefore all ground intrusive works and the associated planning must be carried out in strict compliance with HSE Guidance “HSG47 – Avoidance of Danger from Underground Services”.

The Contractor will be required to manage all excavations or ground intrusive works with the use of a “Permit to Dig”.

Contractors personnel planning and undertaking the works must also be competent and have appropriate training including the safe use of a CAT and Genny.

The *Contractor* should not interfere with the operation of any service without consent of the service authorities or other owners. If any damage to services results from the *works*, they must notify the Client and the appropriate service authority without delay and make arrangements for making good to the satisfaction of the service authority or other owner as appropriate. The Principal Contractor must also replace marker tapes or protective covers disturbed by site operations to the service authority's recommendations.

As part of the Principal Contractors emergency procedures for the site they must include provisions for services strikes and include emergency contacts for the adjacent buildings and procedures of what to do in event of a services strike.

4.1.4 GROUND CONDITIONS

Phase I & II Geotechnical investigation has been carried out for the scheme by Renaissance Ltd. A copy of the reports are included within Appendix D.

Findings of the investigations include:

Site Description: The site comprises an existing 9 storey mixed use building. The building is rectangular with retail units covering the ground floor. The north of the site comprises a 7-storey building utilised for offices above the ground floor. Adjoining this to the south is a 7-storey block located in the centre of the site on concrete columns above the second-floor rooftop car parking area which covers the remainder of the site. Two small basement rooms are present in the centre of the site which are utilised as plant rooms.

To the rear of the building is a small external area housing air conditioning plant and a concrete staircase to the car park above. A spiral ramp is present in the south-eastern corner of the site providing vehicular access to the car park above.

Historical Land use: The site is situated in an area that has been densely developed since the 1840s. The surrounding area appears to have been a mix of residential and commercial, with a number of cotton works interspersed. The area has remained generally unchanged, with the re-building of a number of buildings following WWII and a shift toward primarily commercial land use.

Coal Mining: The nearest coal seam sub crop is circa 2.5km north east of the site of the Openshaw Coal.

Hydrology: The nearest watercourse to the site is the River Irwell, which lies at a distance of 99m northwest of the site and flow direction is indicated to be from north to south.

Flood: Information obtained from the Environment Agency (EA) Risk of Flooding from Rivers and the Sea (RoFRaS) database indicates that the risk of flooding across the site is very low (less than 1 in 1000 chance of flooding in any given year).

Radon: The property is not in a radon affected area and therefore no radon protective measures are necessary.

Contamination: Elevated concentrations of benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene and dibenz(a,h)anthracene were encountered within TP03. Chrysotile asbestos was also found at a quantification of 0.046% within TP03.

The asbestos, whilst it does not pose a risk to the end-user, should be suitably managed to minimise the risk to construction workers through the production of an Asbestos Management Plan.

Remediation: No specific remedial measures are considered necessary at the site.

4.1.6 UXO

A detailed UXO Risk Assessment has been completed for the site which concludes and recommends the following site management arrangements are implemented for intrusive ground works:

- The overall risk has been determined to one area within the site footprint The prevailing risk level has been determined to be MEDIUM.
- UXO safety awareness training should be given at all levels of site personnel and selected individuals on the project staff with relevant responsibilities. A competent person as part of the project safety induction course should provide the awareness training. It should be reinforced with specific safety briefings and toolbox talks to individuals involved in conducting intrusive earthworks.
- Emergency procedures to be followed in the event of an explosion. Evacuation routes, muster stations and accounting for personnel.
- Work permits, works methodology and specific UXO risk mitigation methods. Post-incident inspections and returning to normal works.
- Prior to any intrusive piling or drilling commencing, UXO safety testing and appropriate clearance certification into the ground to sufficient depth to provide clearance from UXO. This can be done using a progressive drilling process or (where large numbers of piles are to be placed and ground permitting) using a vehicle borne hydraulic system to push a magnetometer

4.1.8 EXISTING ECOLOGY, ENVIRONMENT AND ASSOCIATED CONSTRAINTS

Trees & Nesting Birds:

Not applicable.

Pollution Prevention:

The contractor is to take all reasonable precautions to prevent pollution.

Examples of pollution related incidents specific to this contract may include:

- Ground Pollution: eg oil or chemical spills.
- Air Pollution eg Significant dust generation.
- Water pollution eg Diesel, oils or chemical entering watercourse or drainage system.
- Noise pollution eg. Excessive noise caused from cutting, breaking or machine operation.

If pollution occurs the Contractor is to inform the appropriate college authorities and the Project Manager without delay and provide them with all relevant information.

The Contractor is required to have in place specific procedures will be produced for work activities and in particular and where appropriate, relating to:

- Pumping from excavations, sumps, pits, tanks, ditches etc.
- Bunding of tanks and bulk liquid storage.
- Bulk fuel storage and use.
- Use of cement and concrete.
- Material storage.
- Spill management.

The Principal Contractor is required to produce an environmental management plan or risk assessment which must consider how above items will be managed during the construction phase.

4.2 HEALTH HAZARDS

4.2.1 HAZARDOUS MATERIALS

Ground Contamination

Refer to section 4.14.

Asbestos

A copy of the existing Asbestos Reinspection report identifying all known asbestos containing materials within 39 Deansgate has been obtained from Savills and a copy is included within Appendix D.

No Asbestos Containing Materials identified within the working areas.

A Schedule of all known ACM'S within the building are identified on Page 4 of the Reinspection report and should be considered by the Principal Contractor.

Refer to Section 4.1.4 in reference to the asbestos in ground findings and the need to review the Phase II site investigation findings and recommendations, including the development of an Asbestos Management plan.

It is advised that during the excavation and ground works that the contractor is vigilant and if any suspected asbestos is exposed that measures are implemented to make safe, test and where required remove in accordance with an agreed remediation Strategy, the Control of Asbestos at Work Regulation and associated CIRIA Asbestos in soil and made ground guidelines. If Asbestos is found the further management and removal will be subject to an instruction from the Client.

Contractors personnel who may be at risk of exposure to asbestos containing materials as defined above must be a minimum asbestos awareness trained.

Leptospirosis / Weils disease

The courtyard are and are to the rear of the ramp has the potential for rodents and vermin being present.

Therefore the Principal Contract must have systems in place for informing personnel working on site of the risk and associated symptoms of Weils disease.

To mitigate the risk a Toolbox talk is recommended as part of the site induction and appropriate washing and hygiene precautions must be implemented as part of the site set up and welfare provision.

Dust (incl. Silica dust)

The Principal Contractor shall take all necessary measures and suppression techniques to avoid creating a dust nuisance during the works.

The Contractor shall provide details within their Construction Phase Plan identifying proposed dust control measures to be implemented. Dust levels in enclosed areas eg. chambers or manholes must be measured with appropriate equipment to compare to the relevant Occupational Exposure Limits and any other relevant guidelines.

Measures to control dust shall include, but not be restricted to the following practices:

- The provision of easily cleaned hard standings for vehicles (if applicable)
- The enclosure of material stockpiles at all times and damping down of dusty materials using water sprays during dry weather. NB: dampening down of Type 1 materials must be carefully managed due to risk of washing away fines.
- The hard surfacing of heavily used areas which will be kept clean by brushing and water spraying regularly.

- Control of cutting or grinding materials on site. Dust generating machinery e.g. disc cutters must be fitted with water suppression
- The complete sheeting of the sides and top of all vehicles carrying waste and other materials
- Covering skips and screening of buildings with debris screen / sheets as necessary
- Damping down of dusty surfaces and surfaces of materials or otherwise suitably treated.
- Depositing material from the minimum possible height.
- Cleaning of adjacent carriageways should there be mud or deposits on the roads.

The Contractor will ensure that Respiratory Protective Equipment (RPE) is made available for all operations, where it is not practicable to reduce the dust levels to a safe limit. RPE must be issued to individuals and be face fitted and must be worn at all times when an operative is exposed to dust.

Vibration

The Principal Contractor is to comply fully with the Control of Vibration Regulations 2005 and HSE guidance booklets HS(G)61 – Health Surveillance at Work, HS(G)88 – Hand/Arm Vibration and HS(G)170 – Vibration Solutions.

The contractors must have in place robust management programme to protect workers from the risk of Hand Arm Vibration Syndrome (HAVS) this programme must include the following as a minimum:

- Identifying hazardous work and assessing the risk;
- A preventive programme to control the risk of injury including:
- Process design/selection/modification;
- Tool selection and maintenance;
- Training & Information for operators and managers/supervisors
- Limitation of duration of exposure ("trigger time");
- A health surveillance programme;
- A tool purchasing policy.

Noise

The Principal Contractor is to ensure that all works are carried out in accordance with the Noise at Work Regulations 2005.

The Principal Contractor must ensure that information on the noise level of any plant, which it is intended to use, is obtained and taken into account before hiring or purchase takes place. Where personnel are required to work in situations where high levels of noise are likely to be encountered, the Contractor must ensure that full information is obtained, before work commences, on the levels and frequencies of noise. Any measures to reduce noise levels to below levels considered to be safe must be planned or, if this course is not practicable, suitable hearing protection equipment must be identified for use by personnel.

The Principal Contractor will ensure that all plant provided is fitted with silencers, mufflers, doors and canopies and that all noise control items fitted to plant, are kept in good order.

The Contractor will ensure that supplies of ear defenders, or other hearing protection is made available for all operations, where it is not practicable to reduce the noise level to a safe limit. These must be issued to operatives as required and must be worn at all times when an operative is exposed to noise.

Any noisy operations that may disrupt college operations must be coordinated in advance with the College & Client team.

Other Hazardous Materials.

Due to the sporadic nature of the works within public areas there is a potential risk from the presence of vermin, pigeon guano, fly tipping and possible hypodermic needles.

Therefore the Principal Contractor must implement procedures to ensure that the workforce is not exposed to any of these hazards while working in areas where there is a foreseeable risk.

4.2.2 COVID 19

The appointed Principal Contractor must observe and strictly adhere to the government guidelines and restrictions imposed during COVID 19.

The Principal Contractor is required to monitor the current industry guidance and implement appropriate procedures on site to manage the risk eg: hygiene, washing and cleaning arrangements, COVID 19 briefings, supervision and appropriate social distancing controls.

Procedures must also include guidance if someone on site has COVID 19 symptoms.

5. SIGNIFICANT DESIGN & CONSTRUCTION HAZARDS

5.1 DESIGN ASSUMPTIONS & CONTROL MEASURES

5.1.1 ARCHITECTURAL & CIVIL DESIGN

For copies of design drawings reference should be made to the main tender pack.

There are many common hazards associated with civil operations and works within highways on this type of project. Typical activities will include working within the carriageway, existing live services, Public Safety, working adjacent to infrastructure (Overhead & Underground), movement of materials and work equipment, lifting operations, work at height and exposure to hazardous substances, noise, dust, vibration and fumes.

A significant amount of manual handling and the use of power tools and access equipment will be required. The weight and size of items being removed should be managed to reduce the likelihood of manual handling or repetitive strain injuries to workers. Reference should be made to guidance in the HSE publications INDG 143 *Getting to grips with manual handling: a short guide* and HSG 149 *Backs for the future, safe manual handling in construction*.

Suitable controls are to be implemented during the civil works to avoid excessive dust generation. Reference should be made to guidance in the *HSE Information Sheet No 36 : Construction Dust*.

Power tools used during civil operations including breakers, road saws, compactors may expose operatives and adjacent areas to high noise or vibration levels. Reference should be made to guidance in the HSE publications INDG 127 *Noise in construction* and INDG 175 *Health risks from hand-arm vibration: advice for employers*.

Material handling must also be fully considered and lift plans must be produced and agreed. All lifting operation are to be carried out in full compliance with *LOLER 1998 and Approved Code of Practice (L113)*.

The works are located within a city centre environment with access via a pedestrianised shopping street. Therefore robust measures are to be implemented by the Principal Contractor to manage the impacts of the works with specific reference to third party safety, management of site boundaries and the interface with the adjacent facilities. Reference should be made to HSE Guidance HSG 151 *Protecting the Public – Your next move*.

Temporary Works:

The Principal Contractor must have in place robust Temporary Works management procedures to ensure suitable temporary work designs are prepared and checked prior to undertaking any temporary works eg. shoring, bracing etc.

Temporary works designs should clearly identify the method of supporting the loading during work to remove or modify structures or components. The design should indicate the type of temporary strutting that should be provided to support the loading where areas require additional support before permanent structural members or fixings are installed.

All temporary works must be carried out in accordance with BS5975: 2008 Code of practice for temporary works procedures and the permissible stress design of falsework.

5.2 DESIGN HAZARD CO-ORDINATION & CHANGES DURING CONSTRUCTION

Where contractors have design input, including temporary works design, CDM design summaries indicating hazards addressed and control measures considered as part of the design process should be submitted to the Principal Designer.

All designers must provide information that other project team members are likely to need to identify and manage the remaining risks. **This should be project specific, and concentrate on significant risks which may not be obvious to those who use the design.** For example, providing generic risk information about the prevention of falls is pointless, because competent contractors will already know what needs to be done, but if the design gives rise to a specific and unusual fall risk which may not be obvious to contractors, designers should provide information about this risk.

Designers also need to provide information about aspects of the design that could create significant risks during future construction work or maintenance. If in doubt about the level of information needed, the best way to find out is to ask those who will use it.

Significant risks are not necessarily those that involve the greatest risks, but those, including health risks that are:

1. not likely to be obvious to a competent contractor or other designers;
2. unusual; or
3. likely to be difficult to manage effectively.

Information should be brief, clear, precise, and in a form suitable for the users. This can be achieved using:

1. **Notes on drawings** – this is preferred, since the notes will then be immediately available to those carrying out the work. They can refer to other documents if more detail is needed, and be annotated to keep them up to date;
2. **Written information provided with the design** - this should be project specific, and should only contain information which will be useful to those constructing or maintaining the structure;
3. **Suggested construction sequences** showing how the design could be erected safely, where this is not obvious, for example, suggested sequences for putting up pre-cast panel concrete structures. Contractors may then adopt this method or develop their own approach.

It is not always possible to provide all the information at the same time, particularly when design work is continuing while construction work is underway. In these circumstances, information should be released as the design develops, but construction work should not be allowed to proceed unless all the information necessary for the work to be carried out safely has been provided.

5.3 RISKS FROM MATERIALS

Recommendations current at the time this document was prepared suggest that almost all of the materials specified have no significant residual hazard.

Those hazards that do exist are generally considered to be commonplace and require control measures that are well established and understood by the industry.

6. THE HEALTH & SAFETY FILE

6.1 FILE FORMAT AND CONTENT

A Health & Safety File along with an O&M Manual containing assorted handover & testing documentation are all required for this project.

There is no reason to duplicate the project particulars in the Health & Safety File. Consequently, it is intended that the handover documents will contain all the detailed information about the project while the File summarises and provides a cross reference to specific health and safety information in the manuals.

6.2 FILE CONTENT

The Health & Safety File must include references to any information about the project that may be relevant to the health and safety of any person taking part in future construction work.

Typical health & safety information is likely to include:

- A description of the work carried out;
- Details of original residual hazards remaining after the project is complete;
- Design principles and safe working loads;
- Hazards associated with materials used;
- Arrangements for removing or dismantling installed plant or equipment;
- Details of equipment provided for cleaning or maintaining the installation;
- Nature, location and marking of significant services;
- As-built / Installed / Laid drawings.

A meeting between the Client, Principal Designer and Principal Contractor is to be held with all parties to define the agreed format of the Health and Safety File and strategy for issue of as built/laid information.

6.3 ROLES & CO-ORDINATION OF CONTRIBUTIONS

The Principal Contractor is responsible for ensuring handover documentation containing relevant details of the construction work are produced. The Principal Designer will review the adequacy of the health & safety information provided in the documentation. The Principal Designer will also be responsible for delivering the completed documentation to the Client.

The Client, Designers, Principal Contractor and other contractors are responsible for promptly providing complete and adequate information for each part of the handover documentation and acting on any reasonable requests from the Principal Designer.

The Principal Designer and the Principal Contractor will share responsibility for co-ordinating and obtaining contributions to the handover documentation. The Principal Designer will handle the information needed from the Client and the Design team. The Principal Contractor will deal with information required from sub-contractors, suppliers and designers of contractor's design elements.

6.4 PROGRAMME FOR FILE COMPLETION & HANDOVER

The proposed programme for the completion and handover of the File is as follows:

- | | |
|---|---|
| • Initiate File with contents sheets and action lists for contributors | Three weeks after start of construction phase |
| • Progress contributions to the handover documentation and review adequacy of information | Throughout construction phase |
| • Project Team reviews draft copies of handover documentation and comments | Throughout construction phase |
| • Complete final copy and issue handover documentation to Client | At Practical Completion |

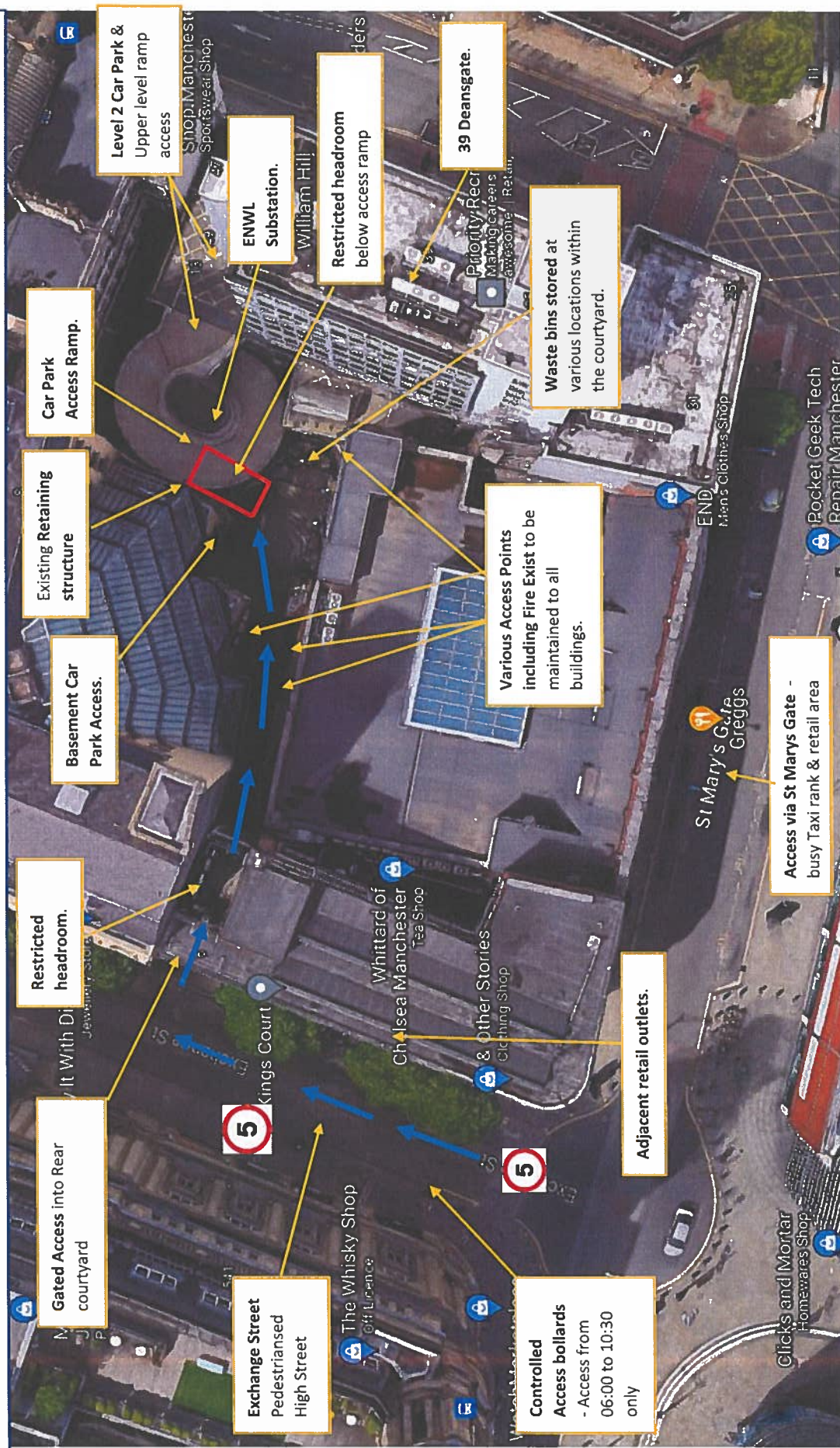
APPENDIX A

39 DEANS_GATE IMPLEMENTATION WORKS

CDM PLAN & FIRE ESCAPE STRATEGY PLAN

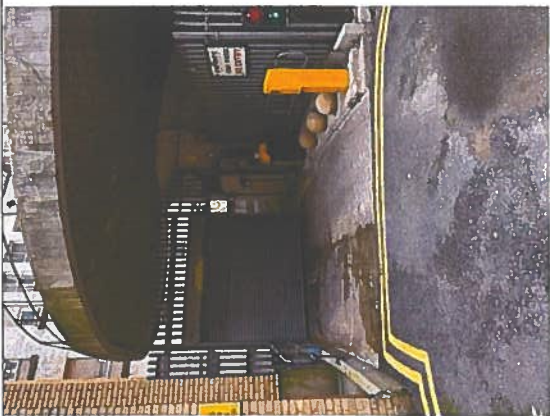
CDM PLAN

- Site boundary



Site Photos :

		
Access gates located on Exchange Street – retail properties on either side	Access into courtyard area – restricted headroom, bins stored and access points to buildings incl Fire Exits	Access into courtyard area – restricted headroom, bins stored and roller access points to buildings
		
Basement car park access point adjacent to site.	Bottom of access ramp – Asphalt and RC concrete	Retaining structure and adjacent building foundations adjacent to ramp



Base of Ramp. Restricted headroom



Security /Access systems at base of Ramp to be removed



Security /Access systems at base of Ramp including associated services to be isolated & removed



Bins stored adjacent to rampand working areas



Live Subsation within central core of ramp structure



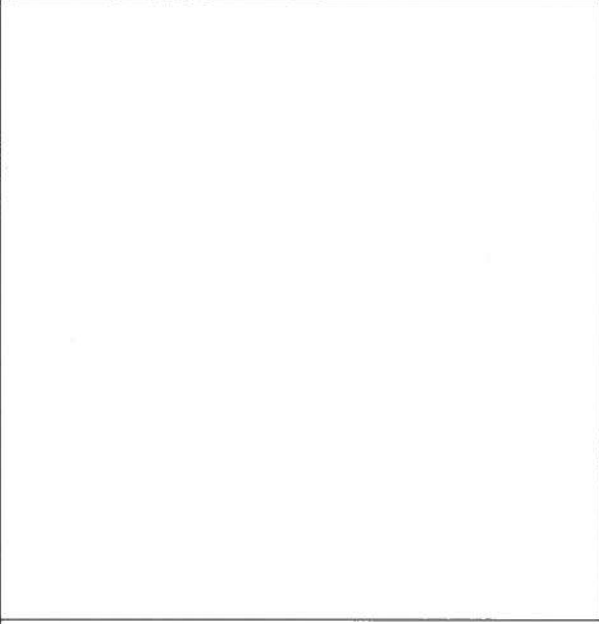
Live Subsation with associated plant and UG services



Underside of access ramp – note potential risk of vermin



Underside of Access ramp to be propped



FIRE ESCAPE STRATEGY PLAN

SHEPPARD ROBSON

27th Floor City Tower Piccadilly Plaza Manchester M1 4BT 7PU
T: +44 (0)161 233 8900 E: manchester@sheppardrobson.com

CLIENT
**FOR AND ON BEHALF
OF CANDOUR**

TITLE Proposed Meanwhile Phase Fire Escape Strategy Plan

STATUS: S2 PURPOSE FOR ISSUE: FOR INFORMATION

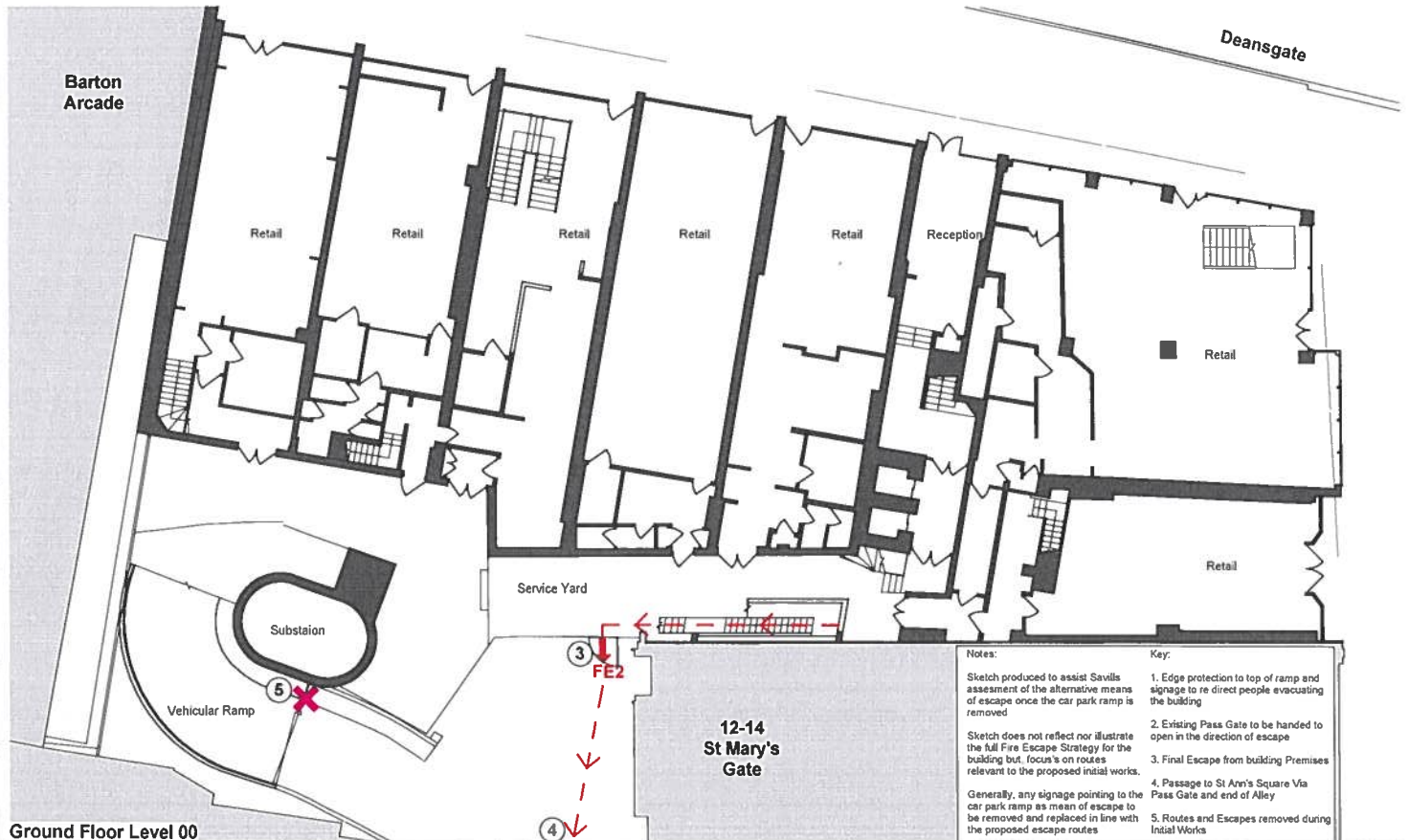
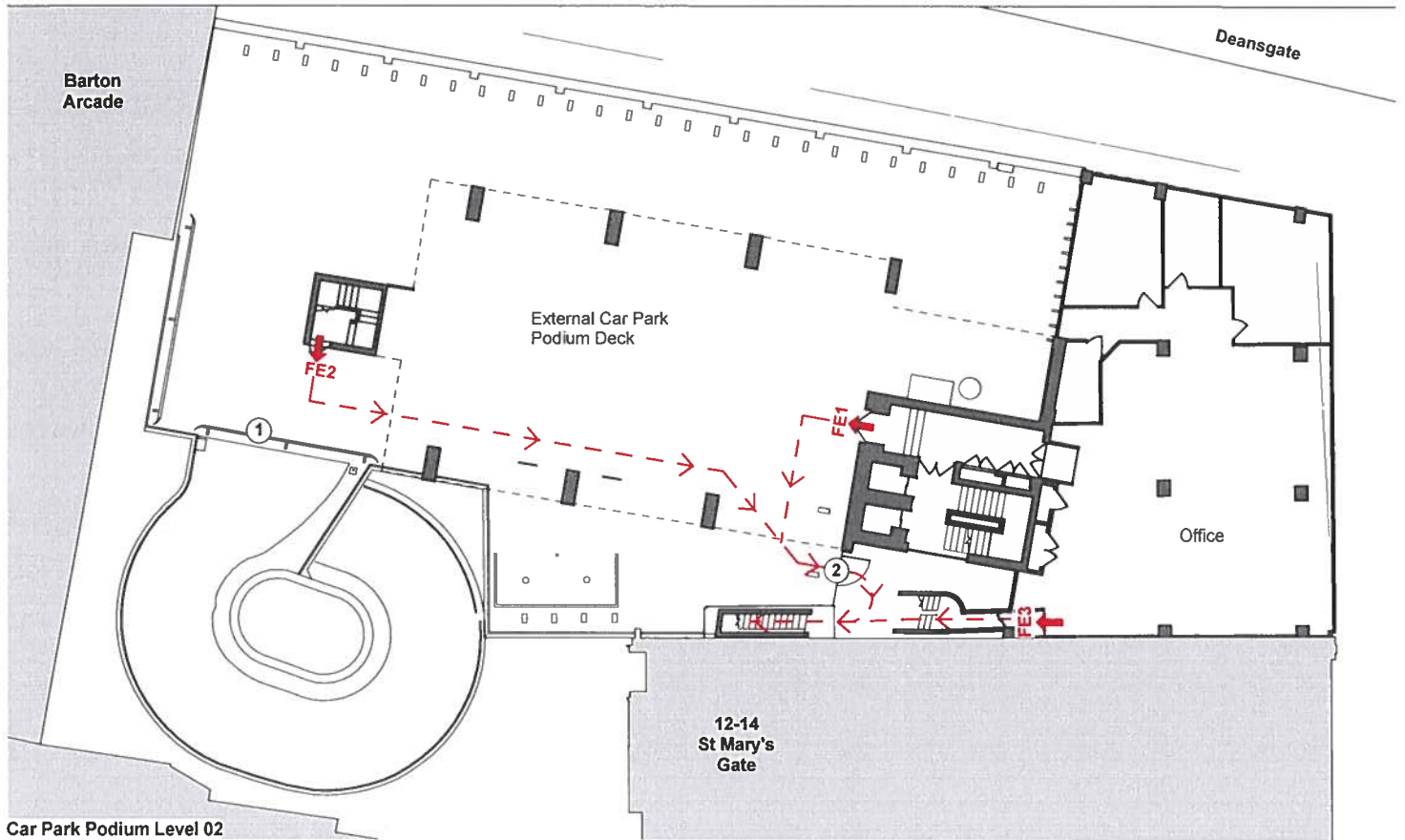
REV. DATE AMENDMENT
P01 22/09/23 Issued for Comment

PROJECT
39 Deansgate

SCALE: A3 DATE: 09/2/23
1:200

ORIGINATOR CHECKED AUTHORISED
Author Checker Approver

DRAWING NO. 6145 -SRA-XX-ZZ-SK-A-SK-119
SR NO. 6145
REV. P01



Notes:
Sketch produced to assist Savills assessment of the alternative means of escape once the car park ramp is removed.
Sketch does not reflect nor illustrate the full Fire Escape Strategy for the building but, focus is on routes relevant to the proposed initial works.
Generally, any signage pointing to the car park ramp as means of escape to be removed and replaced in line with the proposed escape routes.

Key:
1. Edge protection to top of ramp and signage to re direct people evacuating the building
2. Existing Pass Gate to be handed to open in the direction of escape
3. Final Escape from building Premises
4. Passage to St Ann's Square Via Pass Gate and end of Alley
5. Routes and Escapes removed during Initial Works

Ground Floor Level 00

© COPYRIGHT
The copyright in this drawing is vested in Sheppard Robson and no license or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals or otherwise unless agreed in writing.

DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to Sheppard Robson before proceeding work.

FOR ELECTRONIC DATA ISSUE
Electronic Data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should read only from those values stated in text, on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, should include due allowance for the increases and decreases inherent in the design development and building processes. Existing buildings may present anomalies in relation to surveyed/drawn plans that may also affect the stated areas. All areas are subject to Town Planning and Conservation Area Consent and detailed Rights to Light analysis.
Figures relate to the likely areas of the building at the current stage of the design and are calculated using one of the following (as stated in the accompanying areas schedule) (P)US1 (P)US2 (P)US3 Gross External Area (GEA) Gross Internal Area (GIA) or Net Internal Area (NIA) methods of measurement from the RICS Property Measurement 1st edition.

APPENDIX B

DESIGN RISK DRAWING & ASSESSMENT

RENAISSANCE LTD

39 DEANSGATE, MANCHESTER - ENABLING WORKS

CIVIL & STRUCTURAL ENGINEERING CDM RISK REGISTER

Job no: 2303-06
Ref: 39D-REN-XX-XX-SH-S-06002
Rev: P01
Date: 13.10.23



Reference No.	Event Considered	Risk	Risk Mitigation	Is Significant Risk Passed On?	How is Risk Communicated?	Status	Residual Risk. Suggested Action Required by Others
S-01	Existing buried services adjacent to the proposed substation base footprint	Striking existing buried services during groundworks	The utilities survey has been reviewed and approximate locations of adjacent buried services have been identified on the drawings. Areas where further survey information is required have been identified on the drawings. The proposed substation base has been positioned away from known buried services	Y	Approximate location of buried services and areas for further survey work are identified on drawing C-06020	OPEN	Contractor to develop suitable methodology for working adjacent to buried services. Contractor to carry out further surveys where indicated on drawings to confirm presence of additional buried services. Renaissance to review further survey information to assess impact on current design.
S-02	Unexploded ordnance within the ground on site	Striking unexploded ordnance during groundworks	A UXO risk assessment has been included for within the scope of ground investigations.	Y	The UXO risk assessment has been referenced on the drawings	CLOSED	Contractor to adopt all recommendations within the UXO risk assessment prior to and during the groundworks.
S-03	Demolition of existing ramp structure	Partial collapse of existing ramp structure during demolition	A scope of intrusive investigations has been developed to enable the support of the ramp structure and any potential temporary works requirements to be determined. An indicative area of demolition has been determined to ensure the demolition can be carried out in a safe and sensible manner without extensive temporary works.	Y	Indicative temporary works requirements and demolition extent are highlighted on drawings S-06000 and S-06001	CLOSED	Contractor to adopt a suitable demolition and temporary works strategy to ensure that the structural integrity of the ramp structure and foundations are not adversely affected by the works.
S-04	Adjacent Barton Arcade lightwell	Sucharging existing retaining wall to lightwell	A scope of surveys has been developed to determine the height and verticality of the existing retaining wall. The location of the retaining wall has been indicated on the drawings	Y	The survey information for the retaining wall has been referenced on the drawings	CLOSED	Contractor to adopt a suitable construction methodology to limit surcharge loads on the retaining wall. Where this is unavoidable, a temporary works solution will need to be developed by the Contractor with their Temporary Works Designer.
S-05	Adjacent Acresfield basement car park	Sucharging or damaging existing retaining wall to car park	A scope of surveys has been developed to determine the floor levels within the adjacent basement. Areas where further survey information is required have been identified on the drawings. The permanent solution has been developed to avoid the basement being subjected to any additional surcharge loads.	Y	The survey information for the adjacent basement has been referenced on the drawings	OPEN	Contractor to adopt a suitable construction methodology to limit surcharge loads on the retaining wall. Where this is unavoidable, a temporary works solution will need to be developed by the Contractor with their Temporary Works Designer. Contractor to carry out further surveys where indicated on drawings to confirm extent of retaining structure. Renaissance to review further survey information to assess impact on current design.

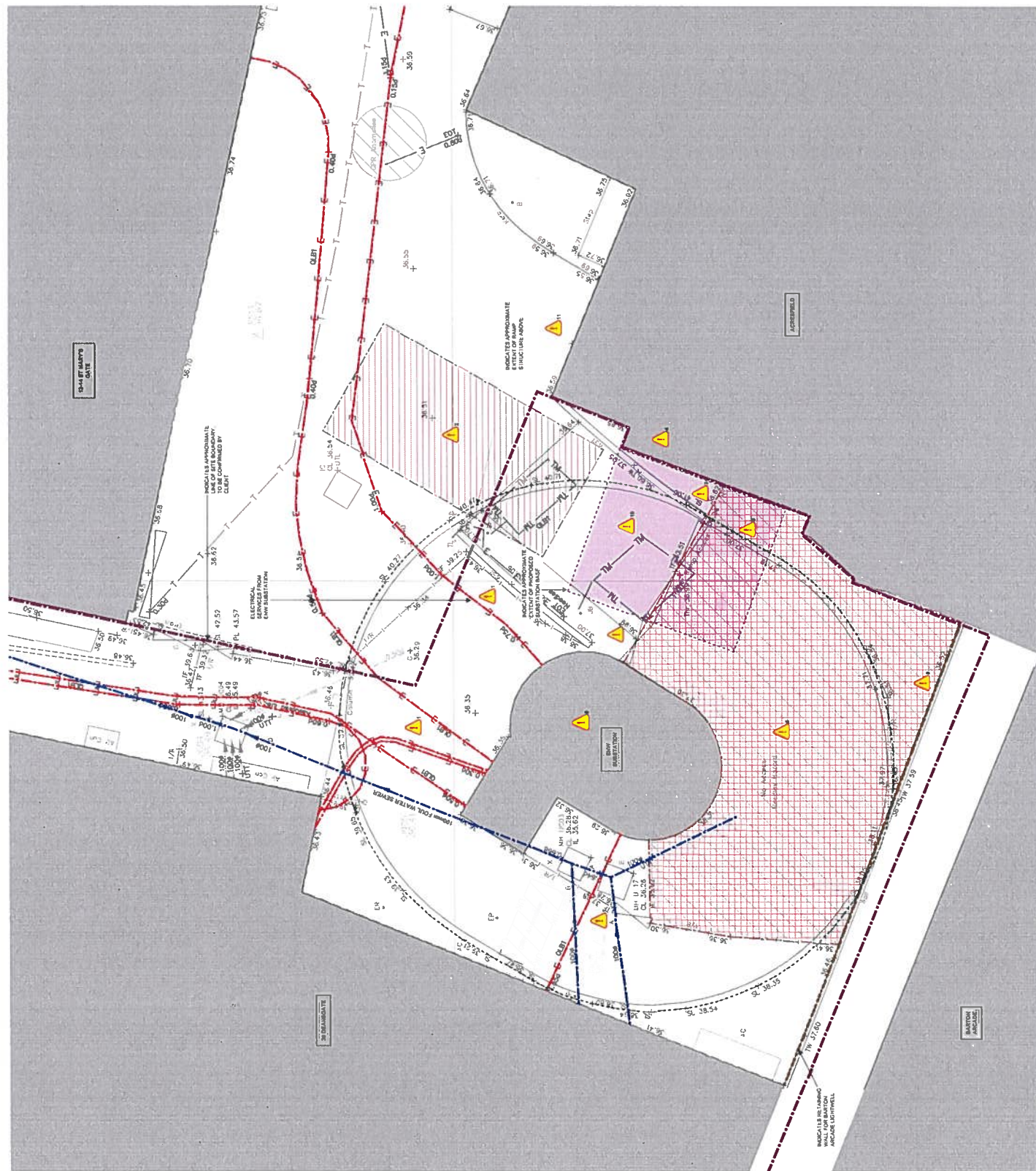
Reference No.	Event Considered	Risk	Risk Mitigation	Is Significant Risk Passed On?	How is Risk Communicated?	Status	Residual Risk. Suggested Action Required by Others
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1. THE DRAWING IS TO BE READ IN CONNECTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
2. DO NOT SCALE FROM THIS DRAWING, ANY DIMENSIONS, DIMENSIONS AND DIMENSIONS SHALL BE REPORT TO ENGINEERS INTENTION IMMEDIATELY, ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE.
3. FOR FURTHER DETAILS OF ITEMS NOTED ON THIS DRAWING, REFER TO ARCHITECTURAL AND CIVIL AND STRUCTURAL INFORMATION.
4. PERSONAL SURVEY IS INTERPRETED AS:
 - TOPOGRAPHICAL AND UTILITY SURVEY • DRAWING REF: 1847-10 (JUNE 2016)
 - COMMERCIAL DRAINAGE AND WATER REPORT
 - COMMERCIAL DRAINAGE AND WATER REPORT
 - CIVIL SURVEY REPORT, DATED 07/01/2018
 - CIVIL SURVEY REPORT, DATED 07/01/2018

BASED ON A DEPT OF REVIEW THE FOLLOWING BITE CONSTRAINTS SHOULD BE CONSIDERED WITHIN THE DEVELOPMENT OF THE DESIGN AND CONSTRUCTION:

- EXISTING SERVICES IN THE GROUND - EXISTING ELECTRICAL SERVICES TO BE IDENTIFIED AND RECORDED IN THE GROUND. REFER TO UTILITIES SURVEY FOR FURTHER DETAIL.
- UNKNOWN UTILITIES IN THE GROUND - UNKNOWN SERVICES MAY HAVE BEEN INCISED AS BELOW GROUND AS PART OF THE BITE INVESTIGATION. AREA IS TO BE RE-SURVEYED TO CONFIRM DETAILS OF ANOMALIES.
- EXISTING BELOW GROUND CABLE ADJACENT TO ACCESSIBLE - A 3mm DIA RTA CABLE IS BEEN UNCOVERED IN THE GROUND. SAME DIA RTA CABLE IS BEEN UNCOVERED IN THE GROUND. ADVISE PROX TO CONSIDERABLE EXCAVATION WORKS.

- [illegible]



Ref	Description	Date	By	PC
101	1010.01 A20, 4-	12.13.22	my	

39 DEANS GATE
MANCHESTER

ENABLING WORKS SITE CONSTRAINTS PLAN

RIBA STAGE 4-

Size	A1	Len	13.10.20	Quantity	PMW	Longevity	+	Charging	PC
Scale 1:50				Signature: 2303-08					
Project		Organization	Volume	Level	Type	Node		Category/Number	Rev
39D-REN-XX-ZZ-DR-C-06020-P01									

APPENDIX C

CDM Survey Review

39 Deansgate: Project Solar Implementation Works – CDM Survey Information

Date: 16.01.2024

Report Drawing Title:	Company:	Ref:	Date:	Comments
39 Deansgate Asbestos Reinspection report	Tetra Consulting Ltd	L-383596 (Issue 1)	09.06.2023	Asbestos Reinspection report identifying all known asbestos containing materials within 39 Deansgate. No Asbestos Containing Materials identified within the working areas. Schedule of all know ACMS are identified on Page 4 of the Reinspection report.
Ph I – Site Investigation Report	Renaissance	1901-02 Rev P03	15.07.2021	Site Description: The site comprises an existing 9 storey mixed use building. The building is rectangular with retail units covering the ground floor. The north of the site comprises a 7-storey building utilised for offices above the ground floor. Adjoining this to the south is a 7-storey block located in the centre of the site on concrete columns above the second-floor rooftop car parking area which covers the remainder of the site. Two small basement rooms are present in the centre of the site which are utilised as plant rooms. To the rear of the building is a small external area housing air conditioning plant and a concrete staircase to the car park above. A spiral ramp is present in the south-eastern corner of the site providing vehicular access to the car park above. Historical Land use: The site is situated in an area that has been densely developed since the 1840s. The surrounding area appears to have been a mix of residential and commercial, with a number of cotton works interspersed. The area has remained generally unchanged, with the re-building of a number of buildings following WWII and a shift toward primarily commercial land use. Coal Mining: The nearest coal seam sub crop is circa 2.5km north east of the site of the Openshaw Coal. Hydrology: The nearest watercourse to the site is the River Irwell, which lies at a distance of 99m northwest of the site and flow direction is indicated to be from north to south. Flood: Information obtained from the Environment Agency (EA) Risk of Flooding from Rivers and the Sea (RoFRaS) database indicates that the

				risk of flooding across the site is very low (less than 1 in 1000 chance of flooding in any given year). Radon: The property is not in a radon affected area and therefore no radon protective measures are necessary. Contamination: From the information obtained during the desk study the following sources have been identified by the desk study which may affect the redevelopment of the site for commercial/retail end use: • Made ground associated with former and current land use. • Ground gas from on-site made ground. • Electricity substation. UXO: Since the risk is deemed moderate bomb risk, in order to determine if and what further action may be required to mitigate the risk, the next stage would be to follow the recommended process set out in CIRIA Report C681 and carry out a preliminary risk assessment or undertake a full detailed risk assessment. Intrusive works on site may also require supervision by a UXO specialist. Phase II intrusive investigations recommended including ground contamination testing.
Ph II – Geo-environmental Assessment	Brownfield Solutions Ltd	PH/C4293/12462	Oct 23	Contamination: Elevated concentrations of benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene and dibenz(a,h)anthracene were encountered within TP03. Chrysotile asbestos was also found at a quantification of 0.046% within TP03. The asbestos, whilst it does not pose a risk to the end-user, should be suitably managed to minimise the risk to construction workers through the production of an Asbestos Management Plan. Remediation: No specific remedial measures are considered necessary at the site.
Detailed UXO Risk Assessment	EoD Contracts Ltd	OD/23/23345/DTS	23/08/2023	The overall risk has been determined to one area within the site footprint The prevailing risk level has been determined to be MEDIUM. UXO safety awareness training should be given at all levels of site personnel and selected individuals on the project staff with relevant responsibilities. A competent person as part of the project safety induction course should provide the awareness training. It should be reinforced with specific safety briefings and toolbox talks to individuals involved in conducting intrusive earthworks.

				Emergency procedures to be followed in the event of an explosion. Evacuation routes, muster stations and accounting for personnel. Work permits, works methodology and specific UXO risk mitigation methods. Post-incident inspections and returning to normal works. Prior to any intrusive piling or drilling commencing, UXO safety testing and appropriate clearance certification into the ground to sufficient depth to provide clearance from UXO. This can be done using a progressive drilling process or (where large numbers of piles are to be placed and ground permitting) using a vehicle borne hydraulic system to push a magnetometer into the ground to test for the presence of UXO prior to piling. UXO safety monitoring of all "at risk" excavations, including geotechnical or archaeological trial pits to be conducted during the project. This should be provided by a UK Home Office Authorised EOD/UXO Contractor using qualified EOD Engineer with specialist locators and detectors to scan the ground ahead of the excavation wherever possible. Geotechnical investigations, percussive drilling/trial pits/window/samples, require an EOD Engineer over watch. Any made ground within the site boundary can be considered as a LOW risk, this includes any works being carried out within the building.
Underground Services – Utility Scan.	Survey Systems	SSL:19457:100:1:1:TOPO-UTIL	June 19	Existing HV Substation located within adjacent building. Underground HV Electricity cables shown running in proximity of the proposed new substation footprint. UG services associated with the Car park entry and roller shutter are present within the footprint of the works.
Underground Services – Utility Scan.	Survey Solutions	50914MCUG-02	31.08.2023	Updated GPRS Survey scan drawing showing Live Electricity services and various unidentified traces.
ENWL Proposal Plan	ENWL	5500147127B	24/08/2023	Drawing showing location of existing and proposed substation including existing 6.6kV and LV cables present.

Fire Risk Assessment & Action Plan	Savills7B	N/A	Jan 2023	FRA for existing 39 Deansgate office Building confirming alternative Fire Escape route via the car park access. Refer to revised Fire Escape drawing for proposed details of new alternative fire escape route.
				1.2 Existing Fire Safety Controls Means of Escape There is a main protected stairway which provides access from ground floor - 8th floor. It terminates at a final fire exit to the front of the premises (main entrance), but a further exit at ground floor level provides access to the rear service yard, from where there are two final fire exit gates adjacent to each other. Alternatively, there is a final exit from the 1st floor via the common corridor, out into the open car park, from where egress can be made down the spiral access ramp.
Proposed Meanwhile Phase Fire escape Strategy Plan	Sheppard Robson	6145,-SRA-XX-ZZ-SK-A-SK119	22/09/2023	Proposed Ne Fire Escape proposal following meeting with Fire Risk Assessor . Proposals to be implemented by the Principal Contractor as part of their site set up works. All works to be fully coordinated with the Building manager (Savills) and their appointed Fire Risk Assessor.
Fire Strategy	Tetra Consulting Ltd	L-392038	30.10.23	Fire Strategy for the existing 39 Deansgate building confirming escape strategy – Section 2.0.

APPENDIX D

PROJECT SURVEYS & REPORTS

(REFER TO SCHEDULE IN SECTION 2.3)

Section 3 : Contract Sum Analysis

CANDOUR - 39 DEANS GATE - MANCHESTER

DEMOLITION OF LOW SECTION OF RAMP & NEW SUBSTATION BASE



SUMMARY - Dated: 08.12.23

Schedule of Works - Phase 1 Demo, Vac Ex & Disposal	£
Schedule of Works - Phase 2 Concrete Sub Base, Base	£
B+K Prelims	}
<i>Project Quantity Surveyor</i>	
<i>B+K Site manager</i>	
<i>Engineer</i>	
<i>H&S Visits etc</i>	
<i>Sundries, parking etc</i>	
<i>Office furniture</i>	}
<i>Insurance</i>	
Design Fees - Renaissance By Client	
Design Fees - Brownfield - By Client	
Temporary works design fee - Andun	£
	Sub Total £
Contingency / Risk @	£
	Sub Total £
Overhead & Profit @	£
	Total £
Post tender adjustment - omission of walls	
1 week prelims saving	-£
Subcontractor cost saving	-£
Temporary weatherproofing allowance to protect Kwikastrip reinforcement from degradation - gen 1 haunching (hand finished) 100mm thick	£
	Total -£
	£
Clients provisional sum for waterproofing to Acresfield	£
	Total £
6.5.1 Insurance - Value	£
	Total £



Bower & Kirkland Ltd (North West)	
39 Du-mine	
Demolition and Sub base	
Description	
General Measurements Mass fill concrete to 34.00 AOD Thickness of concrete to substation - 0.15 Wall and base concrete to 34.00 AOD Volume of concrete to 34.00 AOD Depth of excavation to underside of raft to 34.00m AOD Approximate area of ramp to be demolished - 48.0m² Letterbox dimensions within base - 1.0m x 0.2m Phase 1 Demolition Schedule of work	Undertake a Delineation Survey Install temporary hoarings to erect to red line boundary including underpinning Remove peluade fence and gate to bottom of ramp Removal of roller shutter door, traffic lights and swing barrier door Disconnecting electrical supply to roller shutter door, bollards and swing barrier Remove and transport of material and peluade fence up to this point including to level on side of ramp Depth of excavation to underside of raft to 34.00m AOD Install temporary propping to support ramp to temporary works engineers design and detail to allow removal and formation of new substation base - Clients Prime team Install temporary propping to support Eastern grade basement light well to temporary works engineers design and detail - Clients Prime team Install temporary propping to a recycled basement retaining wall to temporary works engineers design and detail - Clients Prime team See old ramp and remove with breaker using vic excavation method as required See concrete to be removed and install earth work supports to enable construction of new substation base. Extent to be agreed by contractor to suit the method of demolition and base construction. Deposit of all material classified as inert Reduced level dig to formation level of 34.00m AOD including working space to allow for the construction of the substation base. Complete 2 m³ Clay Number tests to determine competent strata Deposit of all material from reduced level dig classified as inert Underpinning to be laid in the sequence with the pre Erect secure hoarding to excavation and erect signage Demolition for phase 1 works Subcontractor preliminary to include supervision, delivery, parking, phones, etc. Phase 2 Substation Base Schedule of work Remove hoarding to enable works to commence Pump out any surplus water ingres in preparation for the works Concrete to be poured in max 400mm layers to concrete reinforcement on existing wall. New substation raft to be founded on mass fill concrete (Comp 3) at 34.00m AOD 2 m³ ingres of 2000 gauge virgin clip members against existing wall with 300mm lap length Pour C20/15 concrete to form substation base Reinforcement to be installed around full perimeter of substation base, top face, to allow for future construction of enclosure. Put out bars to be 816 at 300 centres left untreated Backfilling to working space to external side of base with Type 1 sand Will improve delivery to the concrete to the base of substation lay 25 m³ of 75mm base course of 5mmc making good around substation Construction of 6.0m x 0.9m Drain Channel for overflows, disposal, concrete bed and surround Connecting into existing gully AOD filling and screed covering of substation base temporarily Subcontractor preliminary to include supervision, delivery, parking, phones, etc.

PROJECT SOLAR – 39 DEANS GATE MANCHESTER

QUALIFICATIONS / EXCLUSIONS / ASSUMPTIONS

Contract to be JCT Minor Works Traditional.

No Contractor Design or Contractor Design Packages have been allowed for.

No additional survey works have been allowed for, all surveys are to be undertaken by client.

All design fees to be paid by the client.

6.5.1 Insurance – Included for [REDACTED] based on [REDACTED] cover.

All works in connection with services disconnections and diversions are excluded. With the exception of the roller shutter door, traffic light and swing barrier.

We have included an allowance of a [REDACTED] provisional sum for the propping works required to the ramp support and any Barton Arcade lightwell bracing should any be required.

Health & welfare facilities are to be provided by the client free of charge for 10 operatives within 39 Deansgate.

We assume the Client will afford uninhibited access to the site, through the bollards, from Exchange Street/ St Anne's Square between 6am and 10:30am.

We have made allowance for a period of 7 weeks between phases 1 and 2 works'. Should this period extend then we reserve the right to re price phase 2 works

We make no allowance for any gas mitigation methods.

As previously stated we have not included for any survey works (This Includes the cloud survey and movement monitoring as indicated on the Renaissance drawing 06000)

Drawing/ Design Clarifications

We have made no allowance for a waterproofing additive to be added to the concrete in the substation raft or substation base as per the Renaissance Concrete Specification

B&K have made no suitable contingency allowance for any design development

We assume the note that indicates a 230mm RC 'Box' to form primary substation base enclosure to be future works and is not covered by our price

The wording regarding the temporary propping to the ramp and Barton Arcade lightwell currently states is to 'contractors temporary works engineers design.' This should be to the 'clients temporary works engineers design.'

The notes on drawing 06010, section ' Temporary building stability and temporary works' currently indicate the contractor is responsible for design. We require all notes in this section are to be read as 'Client/ Employer' rather than 'Contractor'.

We have included for Type 1 Filling above the substation base and 20m2 of tarmac reinstatement

We have priced for excavating to 34.000 AOD. We will need to be instructed to excavate further if competent strata is not found

The only drainage works we have included for is 6.0m Aco Drain Channel inc excavation, disposal, concrete bed and surround, connecting into existing gully. No allowance has been made for breaking out and replacing the manhole

Testing to be undertaken as Clegg hammer testing as CBR's are not viable due to logistical restrictions.

We have included for the removal of palisade fence to side of ramp up to first post.

Disposal of all hazardous materials, asbestos etc. is excluded. Materials for disposal are classified as inert.