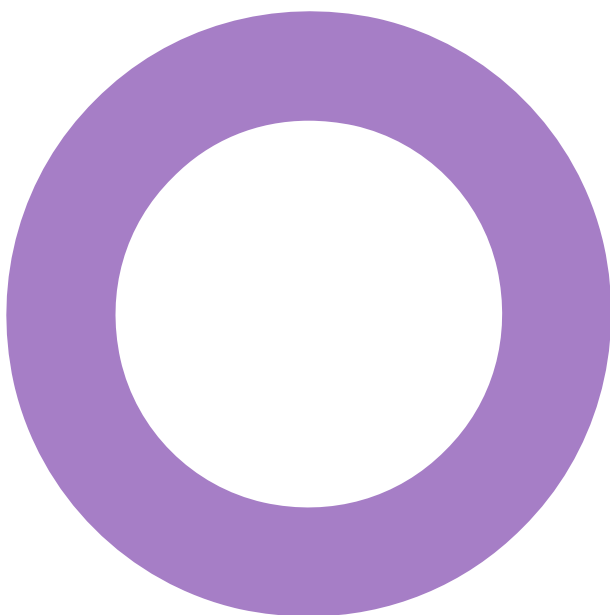


Station Hill.
Reading.
SH Reading Master LLP.

UTILITY & ENERGY INFRASTRUCTURE

UTILITY INFRASTRUCTURE DEMOLITION - SPECIFICATION

REVISION 00 – 16 MARCH 2020



Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
00	16/03/2020	First Issue	GPP	IG	IG

This document has been prepared for SH Reading Master LLP only and solely for the purposes expressly defined herein. We owe no duty of care to any third parties in respect of its content. Therefore, unless expressly agreed by us in signed writing, we hereby exclude all liability to third parties, including liability for negligence, save only for liabilities that cannot be so excluded by operation of applicable law. The consequences of climate change and the effects of future changes in climatic conditions cannot be accurately predicted. This report has been based solely on the specific design assumptions and criteria stated herein.

Project number: 0512193

Document reference: SPEC-0512193-09-GPP-20200316-Utility Infrastructure

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1. Introduction

This specification provides a summary of Utility Services Disconnections required onsite for the enabling works of Phase 2. The site is situated in proximity of Reading train station, between Station Hill and the NCP Multi-storey car park.

The objective of the disconnection is to facilitate the safe removal of the meters and to isolate the existing utility services and external services within the site. Before stripping any services out, a survey needs to be carried out to identify the services and ensure any possible impact on other areas outside the work area.

The client has instructed Plowman Craven to undertake a topographic survey of the existing site. Extracts of the survey are included in the report appendices. Refer to the full information provided by the contract administrator.

This specification provides a scope of works to be priced and tendered by a Contractor to undertake and manage all necessary works to provide the disconnection back to the strategic main of the existing utility supplies and the removal of meters.

The Contractor shall produce a brief record manual with accurate AutoCAD drawings and high-resolution digital photographs for the employer, confirming the existing utility services ownership, disconnection, meter removal and isolation.

The description of the utility services within this document are provided for guidance only as it will be the Contractor's responsibility to determine the actual level of disconnection, removal and disposal works required based on a detailed survey and through liaison with the utility companies.

The Contractor is responsible for liaison with all utility companies (as applicable) regarding the termination / isolation / removal of supplies and diversion of services.

The Contractor shall be responsible for liaison with all utility companies for the duration of the works and to agree and obtain the approval from asset owners on the extent of disconnection works.

In addition, the Contractor shall take responsibility for progressing the negotiations with the statutory services providers regarding the disconnections and removal of any utility meters in the area. Ensure that all existing supplies are disconnected and removed (as agreed with the statutory service provider) prior to commencement of the excavation works.

2. Scope of Works

The scope of works to be undertaken by the Contractor are as follows:

- Liaise with both the utility and meter suppliers to arrange and carry out the service disconnection, meter removal and service isolation/protection back to the strategic main / service for the electricity, water and telecommunications services (if any) for the enabling works area.
- Ensure the disconnection of all utility services is made back at the point at which the service meets the strategic network outside of the site boundary and make any provisions required to permit safe excavation on site.
- Ensure any existing and retained services not proposed to be decommissioned are suitably protected in accordance with the asset owners' requirements.

- Carry out the works in such a manner to avoid and prevent any damage to other utility services in the area in accordance with H&SE safety recommendations.
- Support and protect all exposed services as necessary.
- Provide a works delivery programme for undertaking the works, which indicates the external services disconnections in a sequential operation.
- Issue a comprehensive set of Risk Assessments and Method Statements (RAMS) for approval by the Client team prior to commencing any intrusive works on site.
- Ensure all Utility Suppliers and Meter Operators are provided with the site postal address and full contact details of the site representative.
- The Contractor shall act as the single point of contact for all utility service/infrastructure matters with the Asset Owners.
- Carry out the management, co-ordination and installation of all works required for the external services disconnections and meter removals. The Contractor is responsible for the payment of the incumbent Asset Owner's costs for all disconnection, meter removals and isolation works in good time.
- Comply with CDM Regulation Requirements.
- Where necessary allow, arrange and carry out any further detailed surveys, either intrusive or non-intrusive to suit, that may be considered necessary over and above the detailed information provided in the appendices of this document.
- At an early stage after appointment, site investigations shall be made to establish that the services within the existing site boundary have correctly been identified and are planned to be disconnected and removed within the timescales of this contract.
- Correspond with each statutory authority regarding the disconnection and meter removal of each service and provide them with the information required to execute this requirement.

3. Utility Disconnections

3.1 Electricity

There is an existing 100A TPN electrical supply terminated in an electrical LV panel within a grey GRP enclosure in the Temporary Park area. This LV panel feeds the Temporary Park in-ground socket provisions for events, the lighting bollards and is used to serve the Biscuit Tin.

The contractor is to disconnect and strip out all the outgoing circuits fed from the LV panel and complete the below for the electrical meter:

1. For the remaining live supplies, establish the electricity supplier including account number, meter number and consumer name, together with MPAN (Meter Point Administration Number)
2. Establish the electricity meter operator and apply for a meter disconnection
3. Procure a disconnection notice form from the electricity meter operator and make the required application to the supplier's meter department for the removal of the meter. Make prompt payment of any charges and establish a meter removal date
4. Acquire a disconnection form from the electricity supplier and submit with the following information:
 - a. MPAN Number
 - b. Building/Site postal address, location map and site representative details
 - c. Layout drawing indicating existing services to be disconnected
 - d. Consumer name and account number
 - e. Meter removal date and reason for disconnection (i.e. demolition)
5. Make prompt payment of any electricity supplier charges and establish an isolation (after meter removal) date
6. Obtain and retain disconnection and isolation certificates/notices

Once the Electrical and Water meter have been removed, and the disconnection of the electrical and water connections back to the strategic mains are carried out, the contractor shall strip out the GRP enclosure.

3.2 Potable Water

There is an existing Thames Water 63mm water supply terminated in a Thames Water meter located within a grey GRP enclosure in the Temporary Park area.

For guidance purposes ensure the water utility disconnection for this service is carried out in the following sequence for disconnection, meter removal and isolation:

1. Establish the water supplier including account number, meter number and consumer name
2. Apply to the water meter operator for a meter disconnection
3. Undertake a survey of all water use fittings, photograph and record information for offset of future water infrastructure charges
4. Procure a disconnection notice from the water supplier and submit with the following information:
 - a. Site postal address, location map and site representative details
 - b. Layout drawing indicating existing services to be disconnected (potable water and/or drainage)
 - c. Consumer name and account number

- d. Meter readings and meter serial number
- e. Meter removal date and reason for disconnection (i.e. demolition)
- 5. Make prompt payment of any water supplier charges and establish a disconnection and meter removal date
- 6. Obtain and retain disconnection and isolation certificates/notices

3.3 Telecommunications

There is an existing BT service within a grey GRP enclosure in the Temporary Park area.

For guidance purposes ensure the telecommunication utility disconnection for each service is carried out in the following sequence for disconnection and isolation:

1. Establish the telecommunications provider from the appendices including account number and consumer name
2. Make the required application to the provider for the disconnection, removal and capping-off of their service and submit with the following information:
 - a. Building/Site postal address, location map and site representative details
 - b. Layout drawing indicating existing services to be disconnected
 - c. Consumer name and account number
 - d. Reason for disconnection (i.e. demolition)
3. Make prompt payment of any charges and establish a disconnection date
4. Obtain and retain disconnection and isolation certificates/notices

4. Standards

Applicable codes and standards to be applied as a minimum:

- Health and Safety Executive. Guidance Note GS5. Entry into confined spaces
- HSE – The Safe Isolation of Plant and Equipment
- RICS guidance and best Practice
- HSE Publications Li44 “Managing Health and Safety in Construction” and
- HSG47 “Avoiding Danger from Underground Services”
- Member of The Survey Association (TSA)
- Woking Council – Code of Construction Practice
- All necessary street works permits as required by Surrey and Woking Council
- All NJUG Guidance

5. General

The pricing of works shall include for the existing buildings and site boundaries specified.

The Contractor shall ascertain for themselves the exact scope of work including all material and plant to be supplied such that the Disconnection works is completed according to the agreed programme of the Contract.

It shall be the Contractor’s responsibility to visit the site, ascertain for themselves all the site constraints.

6. Appendices

Appendix A– Existing Utility Tracker

Appendix B – McGee Biscuit Tin services isolation works

Appendix C – Plowman Craven underground services survey

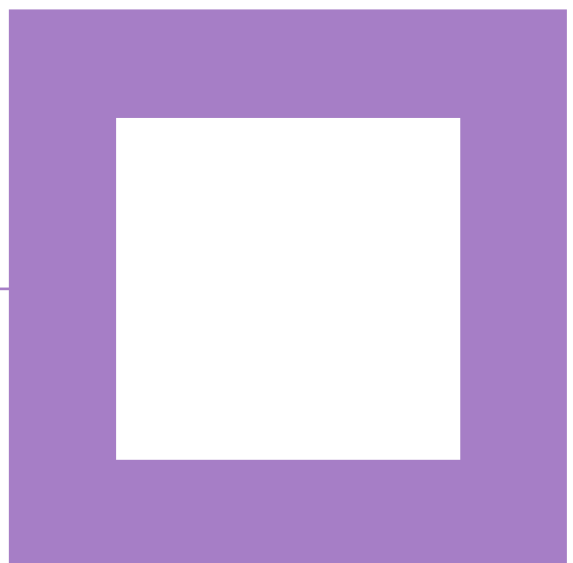


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05/12193 Station Hill. Phase 2 Enabling works Utilities Tracker. Rev 01 – 11 March2020

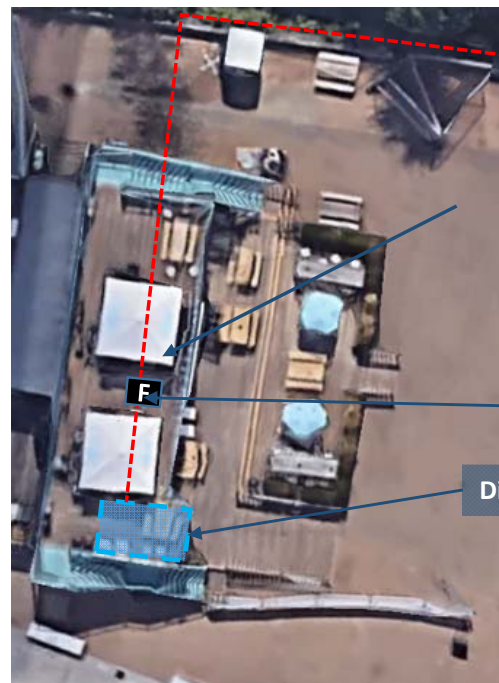
	Utility	Utility Enquiry Number	Load	Meter / Incoming location	Meter Reference	Supplier	Comment
Temporary Park	Elec		69kVA	In GRP enclosure on south side of park. Supplied from Foster Wheeler Substation. Serving the inground sockets, lighting bollards and the Biscuit tin.	TBC	TBC	Arrange isolation and disconnection prior to excavation.
	Gas		N/A	N/A	N/A	N/A	N/A
	Water		63Ø	From West Side of Station Hill. Check meter in GRP enclosure. Serving the Biscuit Tin	TBC	Thames Water	Arrange isolation and disconnection prior to excavation.
	BT		N/A	From West Side of Station Hill. Incoming ducts in GRP enclosure. Serving the Biscuit Tin	N/A	TBC	Arrange isolation and disconnection prior to excavation.
	Comms other		N/A	N/A	N/A	N/A	N/A

Biscuit Tin Utilities Disconnections February 2020

Disconnections – Water and Electrical were undertaken by the McGee M&E Services Contractor.



The electrical supply was terminated from the left hand electrical cabinet located in the event space (shaded red).



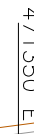
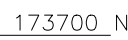
Foul drain

Disabled Toilet

Foul Outlet/Drain



Electrical & Water

[illegible]

Electro-detection techniques have been used in the location of underground services. The results are not infallible and trial excavations must be carried out to confirm service identification, position and particularly depths. Although all reasonable effort has been made in searching available record drawings the completeness of the underground services information cannot be guaranteed.

Unless otherwise stated, drainage pipes are 100mm diameter.

Due to the inherent instability of paper materials, drawings plotted on paper may be stretched and distorted - dimensions scaled from paper plots should therefore be treated with caution

This drawing has been produced for the purpose of the original commissioning agent. Flourens Craven Limited will accept no responsibility for details that are subsequently found to be the consequence of undisclosed facts or that were obscured from view at the time of survey or that have been altered since the survey.

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40652-01T-01	40652-01T-02
40652-01T-03	40652-01T-04

ISSUES & REVISIONS			
Issue	Details	By	Date
A prov 1	Drawing incomplete and unchecked	AT	01/11/20
A	Final issue	PCL	13/11/20

This survey is commensurate with band F accuracy, as outlined in the RICS survey detail accuracy banding table

This drawing has been extracted from a revit model (drawing no. 40652-PCL-ZZ-ZZ-M3-G-0001-RM-S1-P01) constructed to an accuracy consistent with a presentation scale of 1/200, the plan is typically taken above finished floor level - due to the revit extraction process, this may result in duplicate linework and missing detail - for any level/height information please refer to the original revit model

Unless otherwise stated, levels have been taken to finished floor surface
All quoted dimensions are in metres
Drawing units are metres

CLIENT

Cast Consultancy

Black Bull Yard
24-28 Hatton Wall
London
EC1N 8JH

PROJECT TITLE

Station Hill
Reading

Underground Services Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY 26th Oct 2018

PC PROJECT No. 40652 CHECKED PC

DRAWING No.	ISSUE
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40652-01T-01 A

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[illegible]

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SHEET LAYOUT

This survey is commensurate with band F accuracy, as outlined in the RICS survey detail accuracy banding table

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Unless otherwise stated, levels have been taken to finished floor surface

All quoted dimensions are in metres

Drawing units are metres

London

01-01-2011

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DATE OF ORIGINAL SURVEY 26th Oct 2018

DRAWING NO.	ISSUE
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