

## X253 – Brunel Estate Ventilation And Fire Safety Works

### INTRODUCTION

The existing ventilation systems and fire related compartmentation issues in the properties identified herein are to be replaced/updated as part of the essential repair and maintenance programme. It is intended that the replacement of these systems will be undertaken by the Service Provider appointed under the Major Works Term Programme.

There are 11 blocks in this project consisting of a mixture of size buildings and built between 1973 and 1974. The blocks vary in the number of dwellings as seen by the block units table. The blocks are generally of concrete frame construction with brick facades and flat roofs. The ventilation fans to be replaced are located on top of these flat roof areas.

### BLOCKS IN SCHEME

Block Name	No. of Units	Block Name	No. of Units
1 – 30 Combe House, W2 5UB	30	1 – 25 Portshead House, W2 5UP	25
1 – 27 Dainton House, W2 5UE	27	1 – 19 Riverford House, W2 5UR	19
1 – 24 Derrycombe House, W2 5UF	24	1 – 30 Stonehouse House, W2 5UU	30
1 – 30 Hanwell House, W2 5UQ	30	2 – 19 Sunderland House, W2 5UX	18
1 – 99 Keyham House, W2 5UH	99	1 – 30 Truro House, W2 5UY	30
1 – 20 Mickleton House, W2 5UL	20		

### DESCRIPTION OF KEY WORKS REQUIRED

Element	Work required (All blocks)
Condition Survey	<p><u>Surveys necessary to establish scope of works</u></p> <p>Westminster City Council (WCC) has commissioned Condition Surveys in order to inform the scope of works identified.</p> <p>The Service Provider is to review this information and commission all and any further surveys as they believe appropriate to establish the full scope of works.</p> <p>The Service Providers Project execution plan (PEP) must identify the full extent of additional surveys necessary together with costs for providing same.</p> <p><u>Pre-Construction Survey</u></p>

	<p>Prior to commencing works on site a condition survey is to be carried out within all areas likely to be affected by the working areas by the Service Provider which shall contain written and photographic evidence of the existing conditions.</p> <p>The Service Provider is to identify any areas of concern that may result in additional works being necessary, together with proposed remedial recommendations, within the scope of works.</p> <p>The condition survey is to be agreed with WCC and upon conclusion of the works the Service Provider is to ensure the condition of any areas affected by the works are handed over to WCC in no worse a condition than at pre-commencement stage.</p>
Access Required	<p>Generally, current maintenance access is via existing plantroom doors, hatches and the like.</p> <p>The Service Provider will need to acquaint themselves with the access arrangements available and provide block-specific proposals to facilitate the works necessary. It is anticipated that these proposals will be optimised to provide the best value-for-money project-wide access proposals.</p> <p>Access will also be required into the residents' properties to undertake a number of the works elements described.</p> <p>All access proposals are to be identified and fully costed by the Service Provider within their Project Execution Plan (PEP).</p> <p>Should there be any reason that specific access arrangements cannot be fully evaluated and costed for then the Service Provider should identify these together with a defined Provisional allowance within their Project Execution Plan (PEP) for each specific item/ area.</p>
Access Hatches/ Door(s)	<p>Survey/ review all current access doors/ hatch provisions, including any ladder access requirements.</p> <p>Optimised access solutions are to be proposed by the Service Provider giving due consideration to the size, positioning and specification of any new access doors/ hatches/ ladders required in order to facilitate future access requirements for plant maintenance/ replacement in a safe and efficient manner.</p> <p>Recommendations and proposals, with estimated costs, are to be provided by the Service Provider within their Project Execution Plan (PEP).</p>
Ductwork Cleaning	<p>Specialist ductwork cleaning company to clean the existing ductwork system and in accordance with CIBSE/BSRIA and HVAC TR19 publications.</p> <p>All ductwork to be cleaned including the branch ductwork from inside</p>

	<p>each flat.</p> <p>Post clean report to be provided to include photos of pre and post condition.</p>
Extract Fans	<p>Replace existing extract fans, silencers, local ductwork, dampers and controls within the plantroom.</p> <p>The contractor is to ensure that there will be minimum down time and shall always be provided with extract ventilation.</p> <p>Works to comply with the current regulations.</p>
Ductwork, dampers & fittings	<p>Supply, install and connect all associated ductwork, dampers and fittings involved with replacing the fans.</p>
Electrical – Lighting	<p>Survey / review existing lighting systems in all areas associated with The Works and, where necessary, replace existing/ install new systems to comply with current regulatory requirements and CIBSE recommended levels (minimum illumination of 200lux in all plant room spaces required).</p> <p>The Lighting installation is to include emergency lighting provisions in accordance with BS 5266 Emergency Lighting requirements. Provide Electrical Installation Condition Report (EICR) and all appropriate certification associated with The Works undertaken.</p>
In flat works	<p>Clean local ductwork.</p> <p>Replace the grille and control damper.</p> <p>Install new/replace existing fire dampers.</p> <p>Improvements to make-up air/trickle vents.</p>
Electrical – Power	<p>Survey/ review existing electrical power supply installations in all areas associated with The Works and where necessary replace existing/ install new systems in compliance with current regulatory requirements. Small Power (240V) provision (minimum 1no double switched socket outlet) is to be provided in reasonably 'close proximity', and ideally 'within', all plant room spaces for future maintenance and essential repair operations.</p> <p>Provide a complete system of earthing and supplementary bonding installation to all items associated with The Works to meet the current edition of the IEE wiring regulations.</p> <p>Provide Electrical Installation Condition Report (EICR) and all appropriate certification associated with The Works undertaken. Replace existing containment systems for both power and lighting wiring.</p> <p>Provide supplementary earth bonding to external metallic containment.</p>

Walkways/access	<p>Survey/ review all existing walkway/ access route provisions and where deemed necessary provide proposals, with estimated costs, for the design, supply, install and/ or replace, repair, renovate or renew:</p> <p>Designated walkways to provide access for the future safe and efficient maintenance and/ or plant replacement of all CWST's and associated components;</p> <p>Protective covers/ step-overs to any associated components that may cross over/ under the designated routes where deemed to be susceptible to future degradation in the absence of any such protective measures;</p>
Builders Work	<p>Carry out all builders work in connection with The Works including subsequent making good of all disturbed finishes to a standard acceptable by WCC.</p> <p>Provide recommendations for any builders-work style items felt necessary (such as any minor building-fabric style repairs or decorative items associated with The Works areas), for review and further instruction by WCC– a Provisional Sum in relation to any such works should be included at Project Execution Plan (PEP) stage;</p>
Maintaining	<p>Maintain the extract system during the duration of the contract.</p>
Associated Fire Safety Works (FRA)	<p>Carry out all fire stopping associated with the works. All fire stopping works must be undertaken by an accredited party of an appropriate 'industry-recognised' body.</p> <p>Review all FRA's and investigate/ establish Fire Strategies for the properties in relation to the areas affected by The Works.</p> <p>Identify all works deemed necessary and associated with The Works to ensure all Fire Strategy requirements are complied with. Provide recommendations, with estimated costs, for the execution of these works.</p> <p>Report findings with respect to recommendations to WCC for any further works that may be deemed appropriate in regard to Fire Protection matters for WCC consideration and further direction/ instruction.</p> <p>Ensure The Works are fully compliant with current Fire Regulatory requirements.</p>
Asbestos Survey	<p>Comply with all statutory and regulatory requirements with respect to Asbestos. Ensure an asbestos refurbishment and Demolition survey (R&amp;D) is carried out prior to any works being undertaken.</p> <p>Existing Asbestos registers have been provided as part of the Client Brief package of information where they exist.</p> <p>The Service Providers Project Execution Plan needs to identify any further works, with estimated costs, for assessing the information available and then for completing all necessary surveys/ works to identify and manage/ remove Asbestos hazards associated with The</p>

	Works.
Other Potentially Hazardous Circumstances	<p>In addition to Asbestos management (as noted above) there may be other potentially hazardous circumstances that the Service Provider will need to address.</p> <p>Undertake all surveys as necessary to establish the existence of all potentially hazardous materials, substances and/ or environmental conditions. Procure and execute all works necessary to clear away any such hazards to the extent necessary in order to facilitate future surveys and execution of The Works.</p> <p>Provide recommendations for any additional measures that may be deemed necessary to prevent re-contamination.</p>
Operating & Maintenance Manuals	<p>Provide Health and Safety File and Operating &amp; Maintenance manuals for all systems associated with The Works, to include (but not limited to);</p> <ul style="list-style-type: none"> <li>• A detailed future Planned Preventative Maintenance (PPM) programme/ regime associated with The Works;</li> <li>• Future Plant Replacement Strategies, with estimated costs, for each property for further review/ consideration/ instruction as appropriate, by WCC;</li> <li>• As-built drawings, specifications, schematics, schedules, valves charts, etc</li> <li>• Manufacturers details and warranties (as applicable)</li> </ul>
Asset Tagging	<p>Appoint an asset tagging company (Stics AMS or approved equivalent) to supply, install and carry out the installation, programming and commissioning of asset tags to new items upon completion of works.</p> <p>The is to be scheduled by the Service Provider within their Project Execution Plan (PEP).</p> <p>The Service Provider is to provide a proposed Asset Tagging Register of all components for review and approval by WCC.</p>
Fire Risk Assessment Works	<p>Carry out all relevant works identified in the fire risk assessments and compartmentation reports.</p> <p>All fire stopping works are to be undertaken by an accredited party of an appropriate 'industry-recognised' body.</p> <p>A full report should be provided on completion of the compartmentation works, to include photos of pre and post condition.</p> <p>Arrange for a survey and report on the condition of flat entrance doors (FEDs), to be undertaken by an accredited party of an appropriate 'industry-recognised' body.</p>
Fire Door Works	<p>Arrange for a survey and report on the condition of all flat entrance doors (FEDs), to be undertaken by an accredited party of an appropriate 'industry-recognised' body.</p>