

Substation Civils Re-Opener Basic Project Investment Paper Aust 400kV – New Site Office Building

Author	Steve Barnett	Date Started	14/06/2022
Reference Number	2021-401		

1. Scheme Summary by Regulatory Category

Unique Identifier	Site	Asset	RIO Financial Category	Output Year	Total Costs (£m)
2021-401	Aust 400kV Substation	New Office Building	Buildings	2024	[REDACTED]

2. Driver Summary

Project Overview	<p>A new building is required to provide office space and equipment storage.</p> <p>There is currently no suitable office space at Aust 400kV Substation.</p> <p>A building has been designed and plans have been drawn up. In addition new level landing with hand railing required to outside of Diesel Gen room. Size approx 5m x 1.4m with landing height to match existing approx 600mm high above ground level.</p>
Plant Status Link:	<i>2021-401</i>
	 <p>This is the current workshop/ mess room/ toilet building. The new building will be situated behind the current one in the position of the containers. The container storage will be incorporated into the new building.</p>

3. Project Summary

Overview	There is currently no office or meeting space at Aust. There is a very small mess room which is also being used as an office and meeting room, but only for three or four people without standing. Aust is the principle site for managing the Severn Tunnel and as such requires a new building to facilitate working arrangements.
Programme/Duration	The works are expected to last for 4 to 5 months on site.
Outage Requirements & Ops Resource	No outage required.
Key Risks and Hazards	Access to the site is via the motorway services (Severn View) and passes through a semi residential area so traffic needs to be aware of the presence of the occupants who are not used to much passing traffic. For a period of time during the build, the current stores and workshop will be missing while awaiting replacement as part of the scheme. Once a detailed programme is available from the tender process appropriate mitigation will be identified.
Design to Be Resolved	Drawings have been prepared for the proposed works, but not yet signed off by the occupier, so there may be some amendments to the design.
Development Strategy/Interacting Works	Not known at present.
Assets In Ellipse:	AUST2SBLD
Contract Strategy	Competitively tender via the minor civils framework.

4. Baseline Cost Estimates

All costs in this section are base costs (pre-out-turned), to 2 decimal places

Base Year	2018/19							
Base Cost totals (£m)	Plant Status No.	Costs incurred to date (£m)	Design Costs (£m)	Contractor Prelims (£m)	Contractor Construction Cost (£m)	Contractor Temporary Works (£m)	Contingency (£m)	Total Project Cost (£m)
	2021-401	■	■	■	■	■	■	■
Notes:	Assurance adjustment (-0.002) in line with SPONS rates.							

5. Declarations

Approval	Name	Signature	Date	Declaration
1. Commercial and Portfolio Manager	Sheena Froggatt		17/08/22	The Investment Team Manager has determined that this scheme is in line with overall business goals and objectives.
2. Asset Management Lead	Damien Culley		22/08/22	The Asset Management Lead has determined that this scheme is in line with overall business goals and objectives.