

# Substation Civils Re-Opener

## East Claydon 400kV – Main Control Building Roof Replacement and Refurbishment

### Enhanced Project Investment Paper

Section Author	Steve Barnett	Date Started	16/08/2022
Reference Number	2017-138		

#### 1. Scheme Summary by Regulatory Category

Unique Identifier	Site	Asset	RIIO Financial Category	Output Year	Total Costs (£m)
2017-138	East Claydon 400kV Substation	Main control building.	Site buildings (and roof)	2024	■

#### 2. Project Summary

	Complete refurbishment of the main control building at East Claydon 400kV substation including reroofing to prevent water ingress and structural changes to the building to adequately cater for future occupancy in terms of office/welfare and facilities. Replacement of flat roof with an overclad roof system to remove existing leaks.
<b>Project Overview</b>	<p>Installation of an overclad roof system</p> <p>Complete internal refurbishment of office and welfare areas</p> <p>Removal of curtain wall cladding and replacement with new cladding and double glazed window system</p> <p>Replacement of heating and electrical systems</p>
<b>Plant Status Link:</b>	2017-138

Scope Diagram




**Other Options Rejected.**

- 1) Do nothing – This option was deemed not suitable as the condition of the building would only further degrade. With the planned increased occupancy this option was deemed unfeasible.
- 2) A flat roof consisting of a single ply membrane was considered however the pitched roof is considered to have greater longevity. With the ability to route rainwater pipes external to the building, minimising the potential for water ingress in later years.

**3. Supporting Documents**

Please list any other relevant documents that are key to the Gatekeeper's decision

Ref	Document Title	Description
A		

**4. Project Summary**

<b>Programme</b>	8 months		
<b>Outage Requirements &amp; Ops Resource</b>	N/A - works take place outside of HV compound.		
<b>Land &amp; consents</b>	N/A - works take place on NGET owned land.		
<b>Key Risks and Hazards</b>	The curtain walling is known to contain asbestos and will need to be removed in controlled conditions Working at Height.		
<b>Design to Be Resolved</b>	None identified.		
<b>Development Strategy</b>	n/a		
<b>Assets In Ellipse:</b>	ECLA4SBLD		
<b>Contract Strategy</b>	Competitive tender via the Minor Civils Framework		
<b>Delivery Vehicle</b>	Local zone embedded delivery team, or former ET minor schemes delivery team.	<b>Delivery Vehicle Engaged?</b>	No

## 5. Delivery & Procurement Strategy

<b>Procurement Strategy</b>	Competitive tender via the Minor Civils Framework
<b>Bundled Schemes</b>	N/A
<b>Material sourcing</b>	N/A

## 6. Key Risks and Opportunities

<b>Programme Risks</b>	Asbestos within the curtain walling.
<b>NG Project Risks</b>	
<b>Envisaged Contractor Project Risks</b>	Management of sub-contractors, particularly roofing, curtain walling and asbestos.
<b>Opportunities</b>	None identified.

## 7. Baseline Cost Estimates

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

<b>Base Year</b>	2018/19							
<b>Base Cost totals (£m)</b>	<b>Plant Status No.</b>	<b>Costs incurred to date (£m)</b>	<b>Design Costs (£m)</b>	<b>Contractor Prelims (£m)</b>	<b>Contractor Construction Cost (£m)</b>	<b>Contractor Temporary Works (£m)</b>	<b>Contingency (£m)</b>	<b>Total Project Cost (£m)</b>
	2017-138	■	■	■	■	■	■	■
<b>Notes:</b>								

## 8. Interacting Projects

No interacting projects have been identified. The following works are planned at East Claydon as part of the Civil Related Works submission:

Project Number	Project title	Driver Number	Delivery Date (ACL)
N/A	Fixed Wiring – East Claydon		2024

## 9. Sustainability

### Sustainability Action Plan:

What were the most significant opportunities implemented within the scheme?

N/A

## 10. Outage Bookings

This section identifies outages relating to the works.

Outage Number	Description	Outage Start	Outage Finish	ERTS
N/A	No outages are required for this work.	N/A	N/A	N/A

## 11. Declarations

Approval	Name	Signature	Date	Declaration
1 Commercial and Portfolio Manager	Sheena Froggatt		23/08/22	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.