

Substation Civils Re-Opener
Tottenham 275kV Substation – Modular Office Block
Basic Project Investment Paper

Author	Steve Barnett	Date Started	10/08/2022
Reference Number	2018-240		

1. Scheme Summary by Regulatory Category

Unique Identifier	Site	Asset	RIIO Financial Category	Output Year	Total Costs (£m)
2018-240	Tottenham 275kV Substation	Site office & welfare accommodation	buildings	2024	■

2. Driver Summary

Project Overview	<p>The current welfare and office facilities at Tottenham are inadequate and antiquated. Modern ways of working require better office facilities.</p> <p>The existing welfare unit was constructed in the 1960s, before being extended in the late 2000s with 2 Portakabin units. The current office accommodation is in a cramped arrangement of traditional build offices with modular buildings tacked on to the side. There are numerous defects in both types of building and the layout and construction does not lend itself to modernisation/alteration. It is now found to be in an overall poor condition, with the building suffering from extensive structural cracking and water ingress through the roof. There is poor abundance of natural light into the building, with no formal meeting place and no provisions for disabled persons.</p> <p>This project aims to provide a new modular welfare/office building located on the site of the existing buildings.</p>
Plant Status Link:	2018-240

Scope
Diagram/Photographs



3. Project Summary

Overview	To replace the existing dilapidated arrangement of buildings with a new modular solution providing office and welfare accommodation appropriate to the size of the team and modern expectations.
Programme/Duration	4 months.
Outage Requirements & Ops Resource	No outages will be required.
Key Risks and Hazards	Demolition of the existing buildings. Craneage of the new modules into place.
Design to Be Resolved	Design has been completed and planning consent granted. Few design related issues are anticipated during the construction phase.
Development Strategy/Interacting Works	Not at present.
Assets In Ellipse:	TOTT2SBLD
Contract Strategy	Competitive 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)
	2018-240	■	■	■	■	■	■	■
Notes:	Removal of risk allocation from cost estimate. Contingency above in line with Appendix 02.							

5. 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.