Selby College Carbon Capture Scheme

CDM
H&S Management Document &
Pre-Construction Information Pack

Job No:1293

06/04/2023

10architect

Revision P1

Rev	Date	Comments	Prep.by	Appr. by
P1	06.04.2023	I106 – First Issue	SJ	AP

Pre-Construction Information

The Pre-construction Information should contain information relevant to Designers and tendering Principal Contractors.

Description of Project

Scope of works on the Engineering Building is an internal refurbishment to produce internal spaces suitable to house the new carbon capture equipment. New internal space requirements are as following:

- Decarbonisation workshop (x2)
- Advanced engineering lab (x2)

Scope of works for Decarbonisation Workshops is broadly as follows (please refer to drawings and specifications for detailed information):

- Removal of double doors and demolition of blockwork partition
- Demolition of lightweight timber partitions
- Strip out of lighting and M&E fixtures as per M&E Consultants information
- Strip out of all wall mounted fixtures and fittings as strip out schedule
- Survey floor and lay levelling screed if necessary
- Dryline blockwork walls with plasterboard on dot and dab. Form plasterboard boxings around columns, allowing for expansion of intumescent paint. Form plasterboard boxings around M&E fixtures where retained with access panels for future maintenance.
- Install new lay-in-grid ceilings with plasterboard bulkhead located between two levels to accommodate existing M&E fixtures where they are to be retained. Steel over acoustic sliding folding wall to be cloaked with plasterboard cladding to prevent acoustic flanking.
- Walls to be overclad with pvc hygienic cladding.
- New vinyl flooring to be laid with coved vinyl skirting.

Scope of works for Advanced Engineering Labs is broadly as follows (please refer to drawings and specifications for detailed information):

- Demolition of existing partition.
- Strip out of lighting and M&E fixtures as per M&E Consultants information
- Strip out of all wall mounted fixtures and fittings as strip out schedule
- Survey floor and lay levelling screed if necessary
- Install new surface-mounted pattresses
- Install new electric operated roller blinds
- Apply opaque window film to windows up to first transom
- New vinyl flooring to be laid and new sections of skirtings fitted
- New fitted furniture to be installed
- Redecorate walls, skirtings and architraves

Site Address:

Engineering Building
Selby College
Abbot's Road
Selby

North Yorkshire
YO8 8AT.

- Client: Selby College, Heart of Yorkshire Education Group
- Architect: 10architect
- PM: Mace
- QS: Mace
- M&E: CAD21 Ltd Building Services & Energy
- C&S: Goodsons Associates
- Approved Inspector: Ball and Berry
- PD: TBC

Environmental restrictions and existing on-site risks

This section should highlight key safety hazards:

- Whilst the college will be closed during the works, vehicular access should be maintained through the college campus
- Any restrictions on deliveries or waste collection or storage to be confirmed by client
- As noted elsewhere this is a livbe college site and appropriate safeguarding measures need to take place. Please refer to the Preliminaries for more information on DBS, swearing and safeguarding issues.
- Existing storage of hazardous materials to be confirmed by client
- We are not aware of the location of existing services – water, electricity, gas, etc Please refer to O&M Manuals from previous projects and take adequate precautions.
- The existing fire escape routes should be maintained at all times.
- Allow for appropriate propping during demolition works.
- Please note plant and M&E equipment are located at high level. Contractor to allow for scaffolding/ elevated platforms to access for alterations, strip out and new installations. This will also be required for refurbishment works to existing rooflights.
- Refer to O&M manual from original construction for Health and safety information contained in earlier design, construction or 'as-built' drawings, such as details of pre-stressed or post-tensioned structures.

Significant design and construction hazards

Refer to drawing 0901 Residual Risk Register.

- Demolition and strip out to be carried out carefully to avoid damage to adjacent areas. Noise and dust to be controlled throughout the works. Allow for appropriate propping during demolition works.
- Fire escape routes to be maintained throughout works. Access and egress arrangements to be agreed with employer.

- Contractor to make use of scaffold or elevated platform to ensure safe high level access for works to M&E fixtures and rooflights.

Available Survey Information

There are no specific surveys that have been undertaken for this works. The client does have relatively good records from the original construction in 2010 and the Contractor must make themselves aware of this information as part of the tender process.

Health and Safety File

The Contractor is to liaise with the Principal Designer to ascertain the contents and format of the O&M Manuals and H&S File.

Access to High Level Maintenance

Introduction and General Observations:

The purpose of this document is to explain the principles and methods of maintaining those elements of the building which potentially present an increased risk of injury to persons through falls from height.

The document has been prepared in good faith to address identified risks, however the document does not claim to identify every risk that could be encountered and as such the client must undertake their own risk assessments and method statements in relation to maintenance and cleaning operations.

Whilst every effort has been made to consider access for maintenance generally, the client must also refer to the M&E consultant documentation for access and servicing strategies to plant and equipment.

Where the client has identified it as necessary, additional safety access equipment or scaffold may need to be installed depending on circumstance.

A key section of the document is around maintenance cycles. An area that requires access on a weekly basis will require a very different approach to an area that requires access on an annual basis.

Maintenance cycles are given for indicative purposes to assess the regularity of maintenance when deciding on suitable access equipment. More frequent maintenance will require different methods to annual or reactive maintenance and this must be taken into account by the client during the risk assessments.

All the methods of maintenance noted below are indicative only. The client should undertake risk assessments and method statements in ALL instances to ensure that the safety and welfare of the operatives and users is maintained.

Whenever work is carried out, a safe working area must be cordoned off. If a MEWP (mobile elevating working platform) is used this should ideally be used outside of normal hours of operation to minimize contact with non-maintenance staff.

In line with good practice, the design should aim to provide safe access without the requirement of specialist training or equipment. For example, parapets over 1100mm or barriers are preferred. Where this is not possible and access is require to areas that are not protected, then discussions with the client need to take place around the access provisions such as fall arrest systems.

10architect accept no responsibility for the methods of maintenance utilized by the client and the information is issued in good faith as a guide only.

Due to the contained nature of the works, the maintenance is limited to internal areas of the fire escape and the existing external façade.

Internal Lighting

All existing internal light fittings (within the spaces to be refurbished) are being removed as part of the works. The new internal light fittings will be integrated into the new lay-in-grid ceiling in the Decarbonisation Labs and reinstalled on the existing secondary steelwork supports hung from the underside of the roof in the Advanced Engineering Labs.

Maintenance Cycles

As set out in the O&M Manuals. Aside from cleaning on an annual basis, it is not envisaged that regular maintenance is required and access is more likely to be for reactive maintenance and replacement. Since the introduction of LED lighting, the frequency of light bulb changing has dramatically decreased. This has largely led to replacement on failure of the individual units rather than pre-emptive maintenance.

All luminaires will require changing in due course (dependent on type of luminaire adopted). The client will need to consider whether pre-emptive maintenance will be required, or whether replacement will be undertaken on failure of the individual units.

Access / Maintenance Method

In the first instance, refer to O&M Manual.

All luminaires are all relatively accessible with nothing significantly outside of normal lighting heights.

Internal Glazing

There is no new internal glazing. Existing maintenance cycles, access/maintenance methods are still applicable. However opaque film is being applied to the inner face of the lowest row of glazing units within the Advanced Engineering Labs and the glazed screen to the corridor. The rear of the glazed screen in the First Floor corridor will no longer be accessible for cleaning.

Maintenance Cycles
As set out in the O&M manuals.

Access / Maintenance Method
As set out in the O&M manuals.

High Level Smoke Detection

Regular testing and maintenance will be required. For the vast majority of detectors a standard pole with testing cup can be used.

New void detection will be required in the ceiling voids created above the Decarbonisation Workshops. These will be remotely addressable and care should be taken in the testing of detectors. Regular maintenance should be carried out to ensure the units are operating properly and replaced when necessary. Testing should be carried out using an extendable pole with testing cup. Ceiling tiles will need to be removed for access and a scaffold or elevated platform should be erected below the ceiling.

Maintenance Cycles

Detectors are typically tested 6 monthly but the client should establish and follow a testing regime suitable for the facility and relevant legislative regulations. The testing regime for smoke detectors should be identified in the Electrical Section of the O&M Manuals.

Access / Maintenance Method

Maintenance will typically be via a long pole with a testing cup, but details should be identified withing the electrical section of the O&M files.

Method to be agreed for replacement of void detectors within new ceiling void over the Decarbonisation Workshops.

Plant and Equipment

M&E proposals are currently being produced. Awaiting confirmation.

Maintenance Cycles

Under review by M&E and awaiting confirmation.

Access / Maintenance Method

Under review by M&E and awaiting confirmation.

Decoration

Maintenance Cycles

High level decoration will generally not suffer from degradation and may comfortably last 5 years or more.

Access / Maintenance Method

Access provision will not be required as any solution will be bespoke at the time of redecoration

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