# NETWORK RAIL LNW PROPERTY WORKS TEAM

# MINOR EMERGING WORK REMIT

Budget Holder	Funding Category	
Adam Checkley	London Midland Minor Works & PPM 16/17	
	Budget Estimate	
<b>Business Plan Funding Line</b>	Budget Estimate	

ELR	Mileage	Asset Name/ Location	Summary of Scope of Work
LEC	49M - 11422Yds	Milton Keynes Central Station	Replacement of corroded LPHW pipework on station concourse
High Stre	et Environment?	Possessions/Isolations Required?	Listed Building? Conservation Area?
Yes		No	No
	(Asbestos Containing ) present at site?	Is ARMS data attached?	Is Formal Handback Required?
Check AR	MS Database.	No	Yes

#### **Known Hazards**

Electric shock, asbestos materials, Working at Height

#### **Known Constraints**

- Removal and replacement of some floor tiles on concourse.
- Superior landlords consent may be required to carry out works.
- Works may be necessary outside current NWR/LM station lease area.`



#### **Background**

#### **Existing Installation**

The existing LPHW heating installation at Milton Keynes central station dates from the 1980-81 when the station was built. Although the boiler and plant where recently renewed the heating emitters and pipework are largely original.

The station itself is part of a large office block which is wholly owned by Zurich, Network Rail being a tenant covering the concourse and associated ticket offices and retail outlets (level 2) plus the plant rooms, storage areas and offices directly below (level 1). As station operator London Midland Trains are the under tenants.

#### **Current Issue**

At the front glazed to the concourse frontage there are 4 No low level radiators whose primary role is to provide anti-condensation protection to station frontage windows.

These radiators are fed via 15 mm F&R pipework which has been run from the former parcels office, though the ceiling slab then chased into the concourse floor scree (under floor tiles) for several meters before connecting onto the radiators (see appendix A).

Over the years the pipework in the floor screed has corroded and leaked. Due to their inaccessibility it has not been possible to readily repair or replace the pipework, Therefore the pipework branches to these radiators has had to be isolated from the main heating system and consequently the radiators have been non-operational for some time.

#### Scope of Works Required

Design and Implementation required by end October 2015. Using an installation approved design/mechanical services contractor.

Suggested suppliers:

**TBA** 

Given the non-complex nature of the works submission of design proposal accompanied by fixed price quotation would be supported.

#### **Description of Works**

- Replace corroded heating pipework running in concourse screed between existing 4No low level heating radiators at front of concourse and main heating flow and return pipework in level 1 former parcels office.
- 2. Slightly reposition 4No existing radiators to ensure that station entrance doors do not damage radiator valves when fully swung open.

#### **Particular Requirements**

- 1. Removal and replacement of concourse floor tiling should be kept to an absolute minimum. Therefore as possible new pipework should be run under entrance well mats and pass through floor slab into level 1 at the earliest opportunity.
- To this end the possibility of running pipework into the level 1 service duct/route before
  running through wall into form parcels area should be investigated. Although I should be
  note that the service duct is outside the NWR lease area and therefore permission from
  other parties would need to be obtained.
- 3. In order to mitigate future corrosion issues use of plastic pipe should be considered.
- 4. If feasible new pipework should be run in duct or sleeving to allow future renewal without the need to excavate the concourse.
- 5. If the above (section 4) is not feasible then pipework should be laid in one continuous section in inaccessible areas or jointed with solvent weld/soldered fittings.
- 6. London Midland have indicated that they hold a stock of spare concourse floor tiles which may be made available should they be required (Contact Andrew Rushton).

#### **General Requirements**

- 7. All new pipework and shall be fully pressure tested and commissioned before concourse floor is made good.
- 8. Prior to commissioning systems, chemical treatment & flushing out shall be carried out in strict accordance with the water supply regulations.

#### **Testing, Commissioning & Handover**

- 9. Commission, test and handover system to Network Rail Asset Management and London Midland Trains. Handover to include provision of an Operation and Maintenance manuals (1No. hard copy and 2No. electronic copies) containing all information necessary to maintain the new installation including but not limited to the following:-
  - Description of system, control setup etc.
  - As installed drawings
  - Schematic diagram of installation
  - Testing and Purging certificate.
  - Plant Commissioning Certificate
  - BS7671 Electrical completion certificates
  - Manufacturers literature and operating Instructions
  - Recommended maintenance schedule

#### **Legislation Pertaining to the Proposed Works**

- Electricity Supply Regulations
- BS7671 IEE 17th Edition Wiring Regulations 2008
- Gas (Installation and Use Regulations) 1998
- Water Supply Regulations
- Health& Safety at Work Act
- Building Regulations all parts where they apply.
- Electricity at Work Act
- Working at Height Regulations
- Control of Asbestos Regulations
- Constructions (Design & Management Regulations)

#### Reference Documentation, Key Standards & Derogations

- LNW Engineer (Buildings) Specification for electrical installations.
- BS 5422 Thermal Insulation
- BS 5449:1990 Specification for forced circulation hot water central heating systems for domestic premises
- BS 6644:2005 Specification for Installation of gas-fired hot water boilers of rated inputs between 70 kW and 1.8 MW
- BS 5440-2 Ventilation for appliances not exceeding 70KW net input.
- BS 6891 Low pressure gas installation pipework of up to 28mm (R1)
- BS 5449 Forced circulation hot water central heating for domestic premises
- BS 6880 Code of practice for installation of low temperature hot water heating systems of output exceeding 45KW.

- CIBSE Guides B and C and Commissioning code B
- Institute of Gas Engineers Guidelines
- BS6798:2009 Specification for installation of gas fired boilers <70Kw</li>
- DW/144 Specification for Sheet Metal Ductwork
- HVCA Publications
- REFCOM Certification
- The control of legionella bacteria in water systems (HSC L8)
- BS 8558:2011 Guide to the design, installation, testing and maintenance of services supplying water for domestic use within buildings and their curtilages. Complementary guidance to BS EN 806.
- BS EN 806- 1to5:2012 Specifications for installations inside buildings conveying water for human consumption
- GI/RT7014 Infrastructure Requirements at Stations
- GI/RT7016 Interface between Station Platforms, Tracks and Trains
- GC/RT5203 Infrastructure Requirements for Personal Safety in Respect of Clearances
- GC/RT5161 Station Design and Maintenance Requirements
- RT/LS/P/007 Project Management and the Environment
- RT/ENGP/06 Buildings, Stations and Depots Engineering Policy
- NR/SP/CIV/003 Technical Approval of Design Construction and Maintenance of Civil Engineering Infrastructure
- NR/SP/BUS/011 Prevention of Damage to and Danger from Surface & Buried Services
- Version 1 Handover / Handback of Operational Property Assets
- DW/144 Specification for Sheet Metal Ductwork
- HVCA Publications
- REFCOM Certification

#### Contacts & Stakeholders

- Ian Smith Network Rail, Asset Engineer (Building Services) Tel: 07860 501038.
- Andrew Rushton London Midland Trains Facilities Manager Tel: 07710 959848.

#### **Attachments and Available Records**

Document Name	Attached?
Proposed Works (Appendix A)	Yes
Record Drawings (Appendix B)	Yes
	Yes

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,	Date: 16 <sup>th</sup> March 2016

# **Photographs**



LH Low Level Radiator with concourse tiles & well mat



Centre LH Low Level Radiator with concourse tiles & well mat



LH Low Level Radiator with concourse tiles & well mat



RH Low Level Radiator with concourse tiles & well mat



Centre LH Low Level Radiator with concourse tiles & well mat



**RH Low Level Radiator with concourse tiles** 



High level pipework in former parcels office – note pipework rising through floor slab



High level pipework in former parcels office - Note support column rising through slab



Level 1 service duct adjacent to former parcels office – looking south

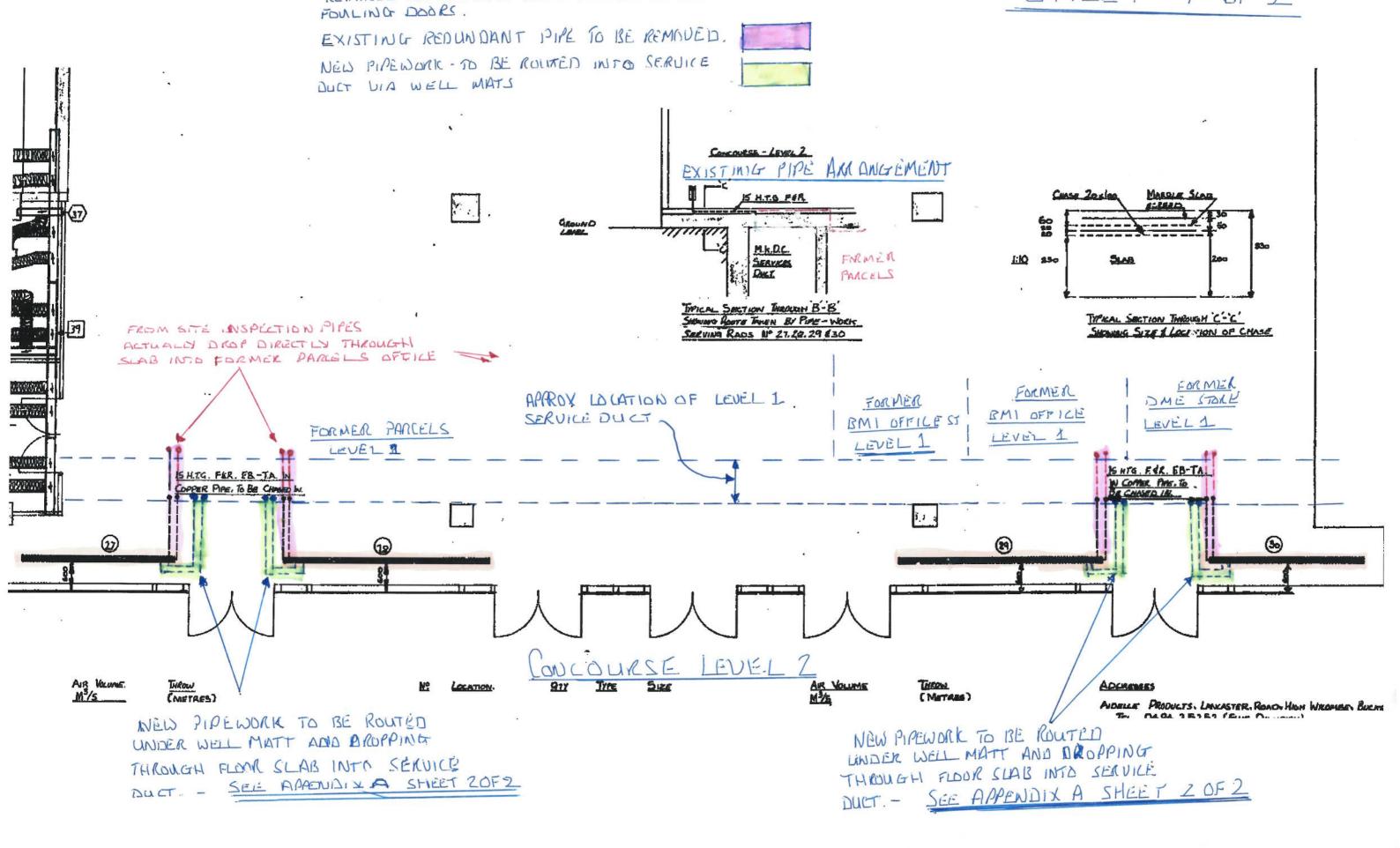


Level 1 service duct adjacent to former parcels office – looking north

# **APPENDIX A**

# **Proposed Works**

# APPENDIX A SHEET 1 OF 2



EXISTING LOW LEVEL RADIATORS TO BE

RETAINED BUT SLIGHTLY REPOSITIONED TO AVOID

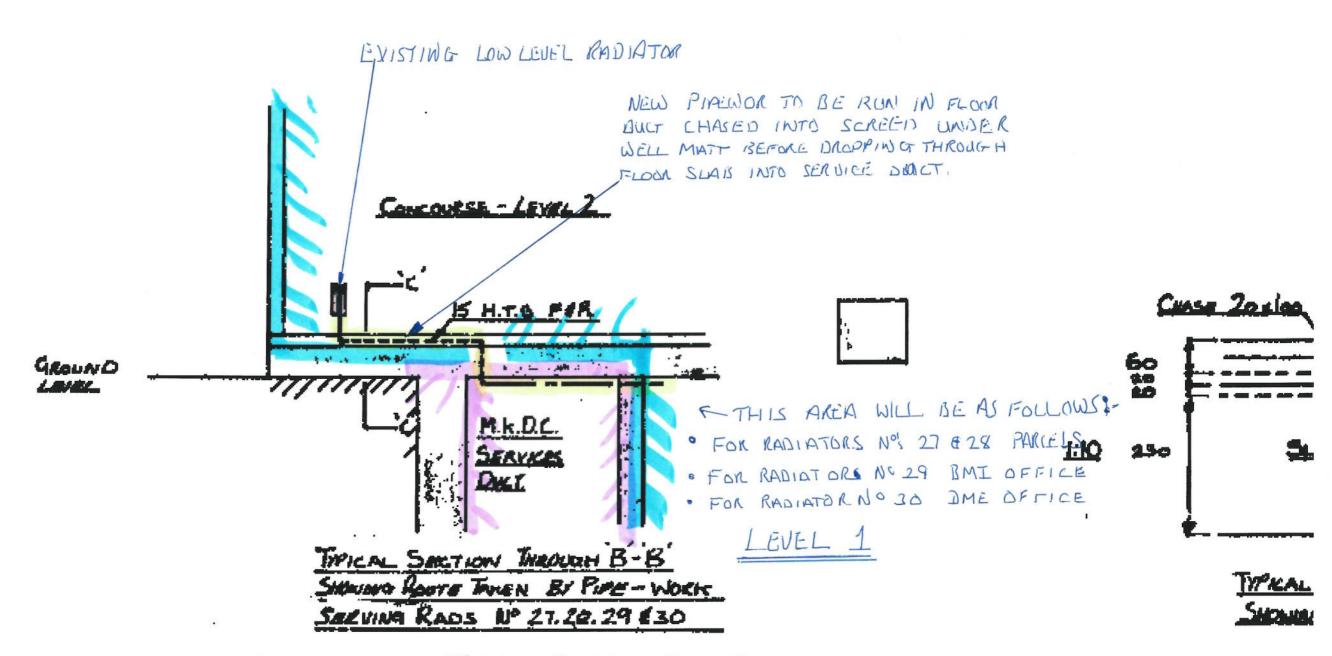
AREA INSIDE STATION LEASE

AREA OUTSIDE STATOW LEASE.

PROPOSED ROUTE OF NEW PIMEWORK

EXISTING RADIATORS TO BE RETAINED

# APPENDIX A SHEET 201= 2.



PROPOSED NEW PIPE ROUTE

### **APPENDIX B**

## **RECORD DRAWINGS**

