

CASE STUDY

CLIENT
City Offices Real Estate

EPC
UKPN

DNO
UKPN

YEAR
2017



The project is a major Development managed by City Offices Real Estate on behalf of the investor, to redevelop the land bounded by Penton Street and Leicester Square. The Project is a £450m mixed Commercial & Retail Development. The Modus Project scope was broken into Two Phases.

Phase 1 The works included the installation of 1x Temporary Network Sub-Station & TFU on the Public Highway and the decommissioning and removal of 1x Network Sub-Station. In addition, a HV/LV TBS was installed on the Public Highway. As part of the Phase 1 Works, the cable trench works (circa 750m) for the permanent supply was to be installed.

After a series of meeting's with Westminster County Council (WCC) to agree the Street Works Permits, it became apparent the proposed cable route would delay the energisation date and increase significantly the Client costs due to the specific requirements on WCC. As a result, Modus investigated an alternative route, which ultimately saved the Client circa £150k and did not delay energisation.

Phase 2 The works included the installation of 2 X MRMU's to provide the 3.2MVA Supply to the new Development and the relocation of the Network Sub-Station & TFU. Following the installation and commissioning of the permanent supply and the Network Sub-Station, the Temporary Network Sub-Station and the TBS were decommissioned and removed.

The Key Challenges

To deliver the works, close co-ordination was required with the Main Contractor Multiplex, the Events Team at Westminster County Council and the Highways Team at Westminster County Council.

Due to the works being carried out in Leicester Square, careful management of pedestrian movement was key to ensure their safety. In addition, all works had to be planned and co-ordinated with the WCC Events Team who are responsible for all activity within Leicester Square.

As a result of the facade retention steelwork supports, the installation of the Temporary Network Sub-Station and the TBS had to be planned carefully to ensure that the plant and equipment could be positioned within the facade retention steelwork.

What was our approach?

Our main objective was to ensure that we provided CORE with a dedicated 1st Class Service that was flexible and was driven by a CAN DO attitude.

We provided a dedicated Project Manager and Senior Authorised Person to attend Monthly Co-Ordination Meetings held by Multiplex. This team then delivered the Project during its 18 month construction cycle.

We attended regular senior level meetings with CORE to discuss progress and highlight potential risks and mitigation solutions.

We updated Land Securities on a monthly basis of any increases in costs to the original costs submitted by UKPN. In addition, we agreed a process for submission of Early Warning Notices and subsequent CE's.

Positive Outcomes

- The decommissioning works were completed as per the agreed programme thereby allowing the demolition to start as planned.
- The TBS was installed and commissioned as per the agreed programme.
- An alternative cable route was surveyed and proposed by Modus Utilities which reduced the Clients out-turn costs and ensured that the permanent works were energised as per the agreed programme.
- CE's were agreed and paid by CORE as the Project progressed thereby making agreement of the Final Account easier.
- The relationship with WCC Events Team has been established by the way we handled the Street Works elements of the Project with specific emphasis on pedestrian management. This will be critical for future Projects.
- The Developers Agent, CORE has sent a email thanking Modus Utilities for their efforts in undertaking and completing the works. This letter is appended to Appendix 3 C.