

**Substation Civils Re-Opener**  
**St Johns Wood 275kV Substation – Cable Tunnel Fire Deluge**  
**Basic Project Investment Paper**

Author	Jack Bayliss	Date Started	06/07/2022
Reference Number	2022-115		

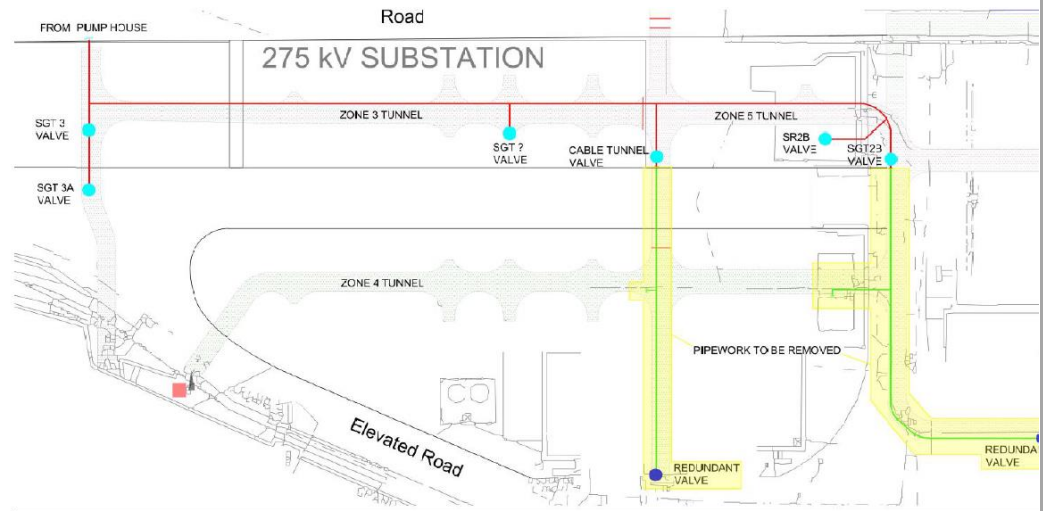
### 1. Scheme Summary by Regulatory Category

Unique Identifier	Site	Asset	RIO Financial Category	Output Year	Total Costs (£m)
2022-115	St Johns Wood 275kV Substation	Cable Tunnel		2026	■

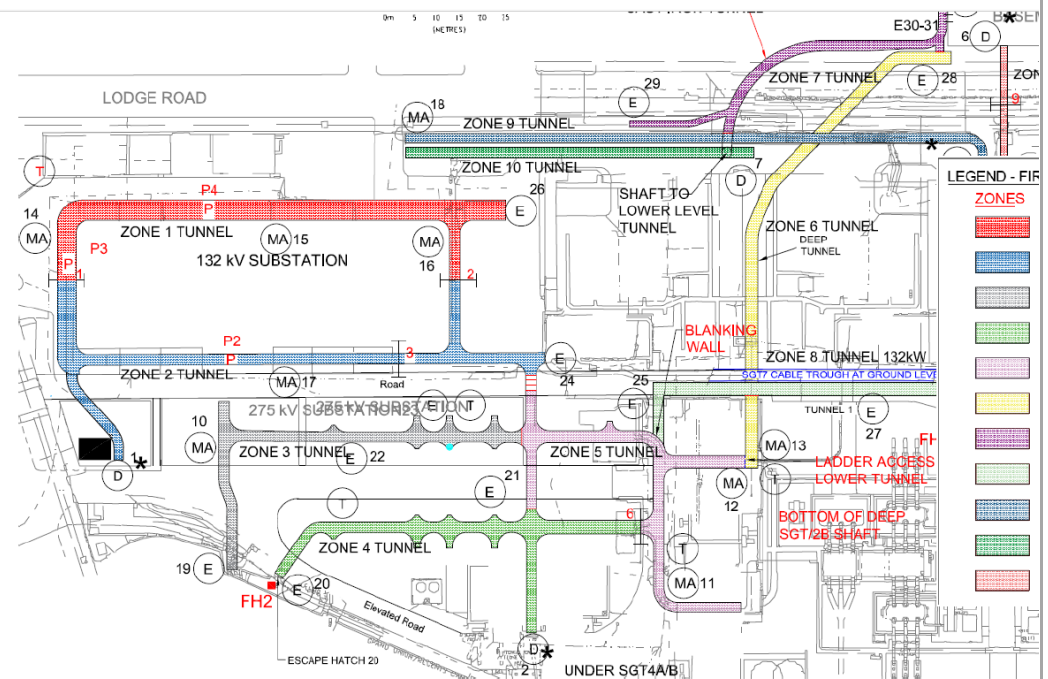
### 2. Driver Summary

<b>Project Overview</b>	The existing cable tunnel fire deluge system is over 50 years old and has a number of leaks owing to corroded and blocked pipework. This scheme looks to replace the parts of the pipework that are in poor condition to restore the full functionality of the fire deluge system.
<b>Plant Status Link:</b>	2022-115

Scope  
Diagram/Photographs



Trunk main – pipework to be removed



Cable Tunnel Zone Map – System Pipework

3. Project Summary

Overview

The project seeks to carry out the remedial works as outlined in Quotation 14730810-NG0071 REV A.  
This includes:  
Trunk Main remedial work to zones 4 & 5.  
System pipework remedial works to zones 1, 2, 3, 4, 5, 6 & 7.

Programme/Duration

Design: 4 weeks  
Procurement 12 weeks

	Remedial Works: 10 weeks
<b>Outage Requirements &amp; Ops Resource</b>	Outages required on pressurised system and NGET Competent Person supervision.
<b>Key Risks and Hazards</b>	Confined space working. Pressure Systems working.
<b>Design to Be Resolved</b>	Connecting pipework specification following tender award.
<b>Development Strategy/Interacting Works</b>	There may be the opportunity to bundle the comms system work alongside although this would require separate contractors.
<b>Assets In Ellipse:</b>	N/A
<b>Contract Strategy</b>	Quotation review.

#### 4. 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>
	2022-115	■	■	■	■	■	■	■
<b>Notes:</b>	Quotation received in 2022. Price base adjusted down to reflect.							

#### 5. Declarations

<b>Approval</b>		<b>Name</b>	<b>Signature</b>	<b>Date</b>	<b>Declaration</b>
1	Commercial and Portfolio Manager	Sheena Froggatt		17/08/22	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.

