



CONTRACTOR'S INSTRUCTION

Project Number	I77X.B01111	Project Title	Oriel
Project Director	Neil Pixsley	Location	St Pancras Way, London NW1 4PE
Contractor	Bouygues (U.K.) Ltd		
Consultant	Terrell Limited		
Contract	ORIEL – EARLY WORKS APOINTMENT		

CONTRACTORS INSTRUCTION	CI No.	006
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12.2 Instruction – Additional services

Detailed Basement Construction Plan

The Consultant is to provide additional design services associated with the preparation of the Detailed Basement Construction Plan: these duties are those to be undertaken by the Basement Design Engineer, as defined in the ORIEL S106 Agreement (clause 2.29)

Including in particular but not limited to:

- The preparation of the all information and surveys, structural and geotechnical assessments to satisfy all S106 requirements
- Inspect, approve and undertaking regular monitoring of both permanent and temporary basement construction works throughout their duration - role also defined as per planning condition 13, extract below.
- The liaison with all relevant parties including
 - o the temporary works design consultants
 - o the Basement Design Certifying engineer (CampbellReith Engineers)
 - o LB Camden officers

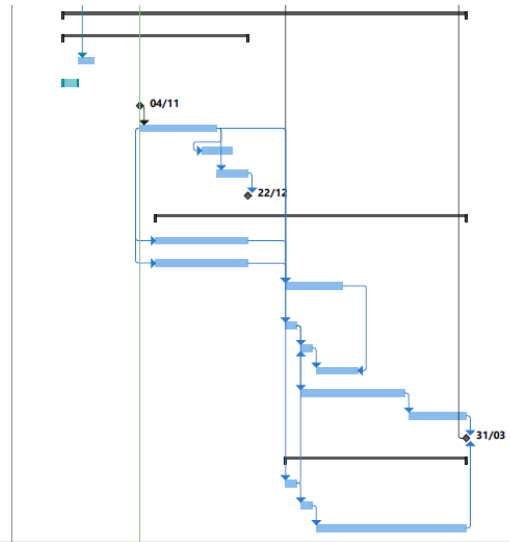
Planning condition 13 extract: None of the basement excavation works hereby approved shall commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.



Programme as noted below:

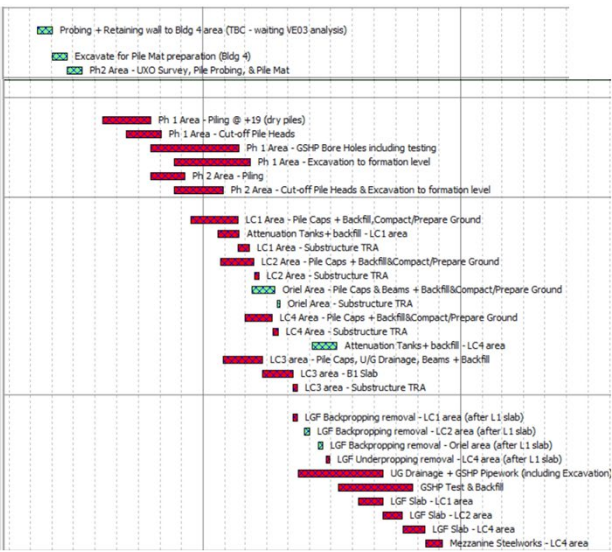
1. Basement Design phase

Camden AIP and Basement Detailed Construction Plan	131 days	Fri 30/09/22	Fri 31/03/23
AIP	60 days	Fri 30/09/22	Thu 22/12/22
Basement layout reviewed and issued	5 days	Fri 07/10/22	Thu 13/10/22;35
Retaining wall strategy confirmed	5 days	Fri 30/09/22	Thu 06/10/22
Sequence / methods for retaining wall construction wall confirmed	0 days	Fri 04/11/22	Fri 04/11/22
Ground Movement assessment	25 days	Fri 04/11/22	Thu 08/12/22;85
CRE review GMA for TER to update	10 days	Fri 02/12/22	Thu 15/12/22;86FS-5 days
Prepare AIP	10 days	Fri 09/12/22	Thu 22/12/22;86
Submit to Camden via Montagu Evans	0 days	Thu 22/12/22	Thu 22/12/22;88
Basement Detailed Construction Plan	101 days	Fri 11/11/22	Fri 31/03/23
Retaining wall (RC walls + Contiguous Pile wall) detailed design (by TER)	30 days	Fri 11/11/22	Thu 22/12/22;86SS+5 days
Temporary works design (sheet piles and shoring) (by TER)	30 days	Fri 11/11/22	Thu 22/12/22;86SS+5 days
Validation of Temporary works design (sheet piles and shoring) with Subcontractor)	20 days	Mon 09/01/23	Fri 03/02/23 91,92FS+11 days,39
Basement Impact Assessment (review and evolution since AECOM BIA)	5 days	Mon 09/01/23	Fri 13/01/23 86FS+21 days
Monitoring Plan (roads and buildings)	5 days	Mon 16/01/23	Fri 20/01/23 101,94
Compile BDCP	15 days	Mon 23/01/23	Fri 10/02/23 95,93FF+5 days
Certifying Engineer reviews BDCP and submit to Camden	35 days	Mon 16/01/23	Fri 03/03/23 94
Camden review (reduced period)	20 days	Mon 06/03/23	Fri 31/03/23 97
start basement excavation (earliest possible date)	0 days	Fri 31/03/23	Fri 31/03/23 98,103
3rd Parties	60 days	Mon 09/01/23	Fri 31/03/23
Asset impact assessment	5 days	Mon 09/01/23	Fri 13/01/23 86FS+21 days
Monitoring Plan (TWU and UKPN)	5 days	Mon 16/01/23	Fri 20/01/23 101
Review of AIA by TWU and UKPN	50 days	Mon 23/01/23	Fri 31/03/23 102



2. Basement Construction Phase


Phase 2 area	45	11-May-23	13-Jul-23
CH-EW-1260 Probing + Retaining wall to Bldg 4 area (TBC - waiting VE03 analysis)	15	11-May-23	01-Jun-23
CH-EW-1265 Excavate for Pile Mat preparation (Bldg 4)	15	02-Jun-23	22-Jun-23
CH-SU-190 Ph2 Area - UXO Survey, Pile Probing, & Pile Mat	15	23-Jun-23	13-Jul-23
Substructure	301	11-Aug-23	05-Dec-24
Piling & GSHP Boreholes	125	11-Aug-23	08-Mar-24
CH-SU-140 Ph 1 Area - Piling @ +19 (dry piles)	45	11-Aug-23	18-Oct-23
CH-SU-130 Ph 1 Area - Cut-off Pile Heads	35	14-Sep-23	02-Nov-23
CH-SU-145 Ph 1 Area - GSHP Bore Holes including testing	70	19-Oct-23	21-Feb-24
CH-SU-280 Ph 1 Area - Excavation to formation level	60	21-Nov-23	08-Mar-24
CH-SU-225 Ph 2 Area - Piling	30	19-Oct-23	06-Dec-23
CH-SU-235 Ph 2 Area - Cut-off Pile Heads & Excavation to formation level	35	21-Nov-23	29-Jan-24
Pile Caps & Ground Preparation	124	15-Dec-23	08-Jul-24
CH-SU-150 LC1 Area - Pile Caps + Backfill, Compact/Prepare Ground	33	15-Dec-23	19-Feb-24
CH-SU-155 Attenuation Tanks + backfill - LC1 area	20	22-Jan-24	21-Feb-24
CH-SU-160 LC1 Area - Substructure TRA	10	20-Feb-24	06-Mar-24
CH-SU-245 LC2 Area - Pile Caps + Backfill&Compact/Prepare Ground	29	26-Jan-24	12-Mar-24
CH-SU-255 LC2 Area - Substructure TRA	5	14-Mar-24	20-Mar-24
CH-SU-310 Oriel Area - Pile Caps & Beams + Backfill&Compact/Prepare Grou	20	11-Mar-24	12-Apr-24
CH-SU-315 Oriel Area - Substructure TRA	5	15-Apr-24	19-Apr-24
CH-SU-265 LC4 Area - Pile Caps + Backfill&Compact/Prepare Ground	23	29-Feb-24	08-Apr-24
CH-SU-275 LC4 Area - Substructure TRA	5	09-Apr-24	16-Apr-24
CH-SU-158 Attenuation Tanks + backfill - LC4 area	25	04-Jun-24	08-Jul-24
CH-SU-205 LC3 area - Pile Caps, U/G Drainage, Beams + Backfill	35	30-Jan-24	25-Mar-24
CH-SU-207 LC3 area - B1 Slab	26	26-Mar-24	07-May-24
CH-SU-210 LC3 area - Substructure TRA	5	08-May-24	14-May-24
UG Drainage/GSHP Headering/LGF Slab	140	09-May-24	05-Dec-24
CH-SU-100 LGF Backpropping removal - LC1 area (after L1 slab)	5	08-May-24	14-May-24
CH-SU-105 LGF Backpropping removal - LC2 area (after L1 slab)	5	24-May-24	31-May-24
CH-SU-300 LGF Backpropping removal - Oriel area (after L1 slab)	5	13-Jun-24	19-Jun-24
CH-SU-285 LGF Underpropping removal - LC4 area (after L1 slab)	5	24-Jun-24	28-Jun-24
CH-SU-165 UG Drainage + GSHP Pipework (including Excavation)	80	15-May-24	12-Sep-24
CH-SU-175 GSHP Test & Backfill	70	11-Jul-24	24-Oct-24
CH-SU-180 LGF Slab - LC1 area	20	09-Aug-24	12-Sep-24
CH-SU-185 LGF Slab - LC2 area	20	13-Sep-24	10-Oct-24
CH-SU-195 LGF Slab - LC4 area	20	11-Oct-24	11-Nov-24
CH-SU-200 Mezzanine Steelworks - LC4 area	15	12-Nov-24	05-Dec-24





As soon as reasonably practicable but no later than seven (7) Business Days from receiving the notice referred to in clause 12.2, the Consultant shall provide Bouygues UK with a written estimate of cost of the Additional Services and its effect on the Programme (the "Estimate")

Attachments: S106 agreement

	Name	Date	Signature
Operational Authorised Signatory	Eric Pincemin	21/11/2022	
Commercial Authorised Signatory	Stevan Sutton	21/11/2022	