



# PFI/PPP Construction of Schools Questionnaire



Zurich Infrastructure Unit, provides single line or multi-class insurance programmes for PPP and infrastructure projects during construction and/or operational phases on a single project or portfolio basis.

We insure projects in sectors such as healthcare, schools universities and college buildings, roads, street lighting ,courts, public buildings, library & leisure centres, custodial, waste, social and military housing, tram/light rail, police and fire stations Local Authority and MoD assets.

## Introduction

### 1 Important information about completing this questionnaire

The intention of this questionnaire is to obtain information relating to your business.

Please complete the questionnaire supplemented by additional information and documentation as appropriate.

### 2 Duty of disclosure

- (i) In addition to providing all basic information necessary to enable us to assess the risk, you must disclose all material matters relating to the risk and satisfy yourself as to the accuracy and completeness of the information you provide to us.
- (ii) If you are in any doubt as to whether a fact is material you should disclose it.

### 3 Questions

All questions should be answered. Please state if 'not applicable'.

If there is inadequate space on the questionnaire page provided, please use a supplementary sheet.

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Authorised by the Irish Financial Regulator and subject to limited regulation by the Financial Services Authority. Details about the extent of our regulation by the Financial Services Authority are available from us on request. FSA registration number 203093. These details can be checked on the FSA's register by visiting their website [www.fsa.gov.uk/register](http://www.fsa.gov.uk/register) or by contacting them on 0845 606 1234

## General information

### 1 Project title

### 2 Name of sponsors / JV partners comprising 'ProjectCo'

### 3 Project company

### 4 The authority

### 5 Name of project financier's/the lenders

### 6 Name of building contractor (or those on short list if not yet appointed)

### 7 Details of other 'ProjectCo' insurance underwritten by Zurich

8 Project agreement signature date or estimated date of financial close

9 Length of concession period

10 Describe the contract conditions in force between the ProjectCo and the construction contractor

11 Limit of indemnity required for Third Party Liability

£

## Construction details and risk management

12 Description of contract works

13 Do any of the sites present any enhanced risks in respect of underground services?  Yes  No

If so, please provide details

14 If pre-existing structures are to be retained, refurbished or extended with the works, please advise.

(i) description and distance from works

(ii) details of any refurbishment

(iii) is cover required for these structures during the works?

15 Is any property to be demolished?  Yes  No

If 'Yes' give description of property, method of demolition, distance from nearest works/buildings and former use/occupancy

16 If cover required for Inland Transit or off site storage please advise

a) the maximum value any one consignment

b) the maximum value at any off site storage location

17

a) will the buildings be protected by an automatic sprinkler system?

b) on what date will this be commissioned?

18 What fire fighting equipment will be located on site during construction activities?

19

a) to what extent will the buildings be protected by a fire detection system after completion?

b) will this be remotely monitored off site?

c) on what date will this be commissioned?

20 Please outline the main site security measures that will be in place during the construction phase

21 Has the Zurich schools design guide been utilised during the design process and are there any significant divergences from the recommendations?

Is the design adapted or developed from the DfES exemplar designs?

22 Give details of any prototype or unproven

Materials

Machinery

Design features

Construction methodology

23 Are there any features about this contract that make the undertaking of the contract more hazardous or the works more prone to damage than the average contract for this type of project?

### Delayed completion risks

24 What D.S.U indemnity period is required?

Months

25 Could loss or damage to adjacent buildings and/or surrounding property delay completion? If so, please provide details.

26 Which party carries delay risk following damage to an existing building due to be retained, extended or refurbished as part of the works?

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27 Which party carries the risk of funding additional accommodation costs following damage to buildings housing pupils prior to their move into the new buildings?

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28 Please give details of key items being sourced and shipped within the UK (i.e, items that if lost would lead to a delay in project completion of one month or more)

Details	Replacement time
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29 Please give details of key items being sourced and shipped from overseas (i.e, items that if lost in transit or at the suppliers premises would lead to a delay in project completion of one month or more)

Details	Replacement time
---------	------------------

30 Revenue loss following an insured event causing unavailability

a) please advise whether the payment structure could operate in a manner where the revenue loss was disproportional to the area damaged/out of service. For example if a proportion only of an area/site is lost, would the Authority be contractually entitled to deem that an area greater than that lost was 'unavailable' and reduce payments accordingly?
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b) is the revenue from any single location or building dependent upon the availability of others within the same project? If so please explain and quantify.
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31

a) has the Target Service Availability date(s) been established to coincide with a new school term?

b) if completion were delayed beyond the start of the term, what would be the earliest date that occupation can be achieved, and unitary payments commence?

32 Has Project Co or its proposed building contractor ever been involved in a PFI project where completion was delayed by an insured event? If so, please provide details

## Location specific information

### Values / information

Please only provide values where you are responsible for arranging insurance.

List all project premises (full address including postcode) for which cover is required.

If there is inadequate space on the questionnaire page provided, please use a supplementary sheet.

**33** Name of school (please also show former name if new school re-named)

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**34** Type of school (e.g. secondary, infant, primary or combined-site)

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**35** Full address of the contract site

Postcode	Postcode	Postcode	Postcode	Postcode
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**36** Will the completed school be protected by palisade style security fencing (2.4m)?

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**37 Overall period of works**

From  To  From  To  From  To  From  To  From  To

**38 Will construction works continue beyond service availability date? If so please show type of works (landscaping, car-park etc) and date of final works completion**

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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**39 Construction period**

From  To  From  To  From  To  From  To  From  To

**40 Maintenance period**

From  To  From  To  From  To  From  To  From  To

**41 Estimated total contract value**

£ <input type="text"/>	£ <input type="text"/>	£ <input type="text"/>	£ <input type="text"/>	£ <input type="text"/>
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42 Please supply a split in contract value by:

Building substructure

£	£	£	£	£
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Building super structure

£	£	£	£	£
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Machinery and equipment

£	£	£	£	£
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Artificial sports pitches

£	£	£	£	£
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Landscaping

£	£	£	£	£
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Roads + car parks

£	£	£	£	£
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Refurbishment of existing structures

£	£	£	£	£
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Other (e.g sports centre)

£	£	£	£	£
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Please specify	Please specify	Please specify	Please specify	Please specify
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**43 Rebuilding cost of existing property for which responsibility has been assumed under the project agreement**

£	£	£	£	£
Please describe	Please describe	Please describe	Please describe	Please describe

**44 Please detail the estimated annual revenue by activity / income stream for the first year of operation**

Availability fee

£	£	£	£	£
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Hard FM services

£	£	£	£	£
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Soft FM services

£	£	£	£	£
---	---	---	---	---

Other

£	£	£	£	£
---	---	---	---	---

Please specify	Please specify	Please specify	Please specify	Please specify
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Total revenue

£	£	£	£	£
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45 Describe the contract site terrain

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46 Describe the subsoil condition

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47 Type of foundations

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48 For what purposes has this land previously been used?

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49 Describe third party surrounding property and the distance between the works and such properties

--	--	--	--	--

50 Is there a history of landslip, leave subsidence, or mine working in the area?

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51 Is there a history of flooding in the area?

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52 What is the projected flood return period for the site e.g. 1 in 75 years?

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53 State nearest river, lake or other water course and distance from site

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54 Will the site be excavated below the water table?

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55 Summarise building construction and number of storeys + basements

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56 Will all facings and insulants within composite and sandwich panels be non-combustible? If not please specify

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57 If answer to 56 above is no and if timber cladding is to be used, please give following details

Roofs %	Roofs %	Roofs %	Roofs %	Roofs %
Wall space %	Wall space %	Wall space %	Wall space %	Wall space %
Fascia cladding %	Fascia cladding %	Fascia cladding %	Fascia cladding %	Fascia cladding %

58 To what extent have external walls been clad with External Insulated Finish Systems? Please specify type of insulation

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59 If construction plant tools + site hutting is not to be insured elsewhere please advise

a) details of owned and hired in contractors plant and equipment

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b) maximum value on site any one time

£	£	£	£	£
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60 Is any construction plant tools and machinery to be used on site unusual or in scarce supply and incapable of replacement within two weeks if lost, stolen or damaged?  
(Please provide details)

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**Additional information**

Please supply the following:

	Attached	To follow
Conclusion from the environmental survey	<input type="checkbox"/>	<input type="checkbox"/>
Conclusions from the Ground Conditions Survey	<input type="checkbox"/>	<input type="checkbox"/>
Bar chart	<input type="checkbox"/>	<input type="checkbox"/>
Site plan	<input type="checkbox"/>	<input type="checkbox"/>
Photographs of existing site (if available)	<input type="checkbox"/>	<input type="checkbox"/>
Area maps (if available)	<input type="checkbox"/>	<input type="checkbox"/>
Website links(s)	<input type="checkbox"/>	<input type="checkbox"/>

**Declaration**

Please complete the following declaration.

I declare that to the best of my knowledge and belief the answers given in this questionnaire, and any supporting documents or papers submitted represent a true position and that I have not withheld any information material to this proposal. I agree that this proposal and accompanying documents or papers shall form or partly form the basis of the Insurance Contract proposed.

Signed by		Date		
On behalf of				
Completed by	Position			
Tel no.	Fax no.			
Address				

