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## INGÉROP MANDATED FOR THE PROJECT MANAGEMENT OF THE LAST PHASE OF CLEMONT-FERRAND'S "GREAT WALL OF CHINA " DECONSTRUCTION

**Ingérop, a major player in engineering and consulting in sustainable mobility, has been selected to lead project management consortium\* for the final phase of the study and deconstruction works of two buildings, including the emblematic "Great Wall of China" in the Saint-Jacques district of Clermont-Ferrand (63). This huge concrete rampart, built in the early 1960s, is located on a steep sloping site and close to the city's university hospital, a childcare centre and a viaduct carrying tramway lines. Ingérop and its partners will be in charge of managing the project, which includes utility networks (wastewater, water, electricity and telecoms) and underground heating networks in order to keep the existing boiler room in operation. Deconstruction is expected to begin at the end of the first half of 2020 and generate new urban development.**

\*\*Antea Group, Safège and Jacky Saveau Architect offices.

### **Two exceptional buildings that have dominated the city for nearly 60 years**

Built at the end of the 1950s, on the heights of the Saint-Jacques district of Clermont-Ferrand, this social housing complex is visible from several kilometres away. The dilapidated state of the housing, poorly insulated and no longer meeting standards, will result in the demolition of these emblematic buildings, which are part of the New National Urban Renovation Plan (NPNRU). In this context, Logidôme, a public social landlord, opted for the deconstruction of the "Great Wall of China" and a nearby building, Allées des Dômes - the demolition of two buildings, including 522 social housing units spread over 11 floors and a surface area of 30,000 m<sup>2</sup> for one and on 17 floors and a surface area of 18,000 m<sup>2</sup> for the other. The tenants are being relocated over the next few months as the deconstruction is set to begin in spring 2020 and will be carried out on partially occupied sites surrounded by inhabited areas. Ingérop is heavily involved in the project management of this demolition programme and is also in charge of coordinating multiple stakeholders and providing advice to Logidôme.

### **How to deconstruct a large building structure while keeping its boiler room in operation?**

Several constraints had to be taken into account: the sloping ground, the close proximity to a viaduct carrying tramways and vehicles, the proximity of Clermont-Ferrand's University Hospital as well as a local childcare centre and the continuous operation of the complex's boiler room. The demolition, which is 100% mechanical, will therefore be carried out from top down by an excavator fitted with a high reach arm, a procedure designed to minimize risks in a highly constrained environment. Hazardous materials will be removed beforehand (asbestos, lead, radon, etc.) and the site will be misted over to reduce dust.

**The boiler room, in continuous operation** during the deconstruction phase, constitutes a real challenge technically. Located in the basement of one of the two buildings and **supplying a large part of Saint-Jacques district, it will be upgraded with the creation of new chimneys.**

This operation will require the relocation of the utilities required for its operation (heating, gas, drinking water, electricity, etc.). Ingérop and its partners will coordinate the various stages of the heating network upgrade in the adjacent streets and will collaborate with the project architect for the reconfiguration of the boiler room.

**Cédric Prodhomme, Urban Renewal Project Manager, explains:**

*"The deconstruction of these two buildings is an exceptional project for Logidôme, both in terms of its dimension and its implementation. There are many constraints: re-housing the 480 families currently occupying these buildings, keeping the boiler room in operation, and relocating the various networks (heating network, roads, etc.). The phasing of these operations is essential to successfully carry out the programme. We therefore needed a project management team capable of addressing all technical and logistical challenges. »*

**For Jérôme Raynoird, Ingérop Project Manager who** has been working on this project since the pre-operational and preliminary studies for the past four years, there is pride in meeting the challenges of this operation given the close proximity of existing dwellings and transport infrastructures. The Ingérop teams have been able to draw on their expertise to select appropriate deconstruction solutions and adapt the planning of the different sites. Timeframes were also tailored to the needs of the tenants according to the heating seasons and the constrained environment: *"A challenge that Ingérop has managed to overcome thanks to the project team ».*

Site sheet

**Deconstruction of two buildings**

« Great Wall of China » Saint-Jacques district – Clermont-Ferrand (63)

- ✓ Start of work – spring 2020 / Completion - December 2023
- ✓ Project management consortium: *Ingérop, Antea Group, Safège, Jacky Saveau Architecte*
- ✓ Contracting authority: Office public de l'Habitat de Clermont Auvergne Métropole; LOGIDOME



**About Ingérop**

A leading player in France and with a strong international presence, Ingérop is an engineering and consulting group in sustainable mobility, energy transition and living environment. The group is present in all construction sectors: Building, Energy & Industry, Water & Environment and City & Mobility. Independent, based in Rueil-Malmaison (France), it employs nearly 2,000 employees and expects to generate sales of more than €253 million in 2019, including more than 27% internationally. Operating in more than 70 countries, Ingérop continues its steady development both in France and abroad thanks to its shareholder independence, technical expertise, capacity for innovation and proximity to its clients.

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