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Construction Team Update

MAY 2021





# Construction Update

# MAY 2021

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Current Status On Site

During May:

Block B, the SFS and Glassroc weather board continued to the external envelope, windows and glass floors 9,8,7,5 and both gables are 90% glazed also progressed. Internal walls commenced to floors 7,6, and 5. MEP on going to floors 9,8, and 7, and plywood pattresses have been installed in the walls ready for fixtures and fittings. Roof drainage is installed and connected, and the central core blockwork is 95% complete.

Block C, Steelwork is fully completed and handed over, floors are 50% complete and concreted to the 7 floors. Intumescent painting to the steelwork has commenced.

Block D, Pile Mat was civilised and CBR tested and Piling undertaken and completed. Pile cap bases have bee marked out ready for excavations to begin.



# Planned works in the next period.

Block B

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Completion of the central core blockwork. Commencing second siding the walls with plasterboard taping and jointing of the plasterboard ready for the mist coat of paint.

Block C

Completion of the metal decking to the floors and roof, completion of the concreting to the floors, we will be commencing the roof membrane, and installing mast climbers and another hoist. We will be commencing the SFS to the perimeter of the building and finally commencing the Blockwork to the stair and lift cores

Block D

Concreting to the pads and beams to the substructure of the building

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# Design works

The consultants engaged so far are:

**Fletcher Rae Architects**

A team of 5 directors, architects and technicians from Fletcher Rae are actively involved in the project. Tender information has been provided to test the market and construction drawings and specification issued for construction purposes. As Lead Designer, Fletcher Rae are coordinating the design.

**SWF Consulting Ltd**

SWF were engaged in November 2019 to provide civil and structural engineering services, working alongside the Architects, MEP Consultants and Sourced Development to progress the civil & structural design.

SWF provided suitable design and drawings to satisfy one of the pre- commencement planning conditions, as well as United Utilities’ approval the drainage scheme.

They have also provided design and drawings for foundations and the superstructure steelwork frame.

**Tier Environmental Services**

Completed Phase 2 ground investigation work and issued their report, which was submitted to Salford City Council. The findings of the report informed the design of the piles and foundations of Block C.

**Earth Environmental & Geotechnical**

Engaged to assess ground gases and a remediation strategy, all of which were completed and submitted to Salford City Council. The findings of the report were to the satisfaction of Salford City Council to enable the discharge of pre-commencement conditions.

**QED – M&E Designers**

Responsible for the design of all the electrical, plumbing, extract and supply ventilation systems, above ground drainage systems and all other elements of the incoming services.

**Sourced Development Group – Principal Designer/CDM**

SDG have appointed an in -house principal designer. The pre-construction information pack, produced by the previous Principal Designer, has been reviewed and found

to be adequate for the project and issued to Sourced Construction Group. Vernon chairs all the design and subcontractors’ meetings and, therefore, perfectly placed to assess

and advise on Designer’s responsibilities and duties regarding Health & Safety.



**Omega Fire/BB7**

Working as a specialist alongside all other designers to ensure that the overall design satisfies all relevant regulations and requirements. Omega Fire have been liaising with Fletcher Rae and QED and issued an updated report.

**Building Control**

Building Consents Ltd have been employed to carry out all necessary plan checks and to work alongside the other designers to ensure that all required building regulations are achieved. Their details have been forwarded to Helix to arrange for site inspections at regular intervals.

**Red Acoustics**

Working alongside the architects and other designers to ensure that the acoustic properties of the development satisfy

the standards required. They have issued their report, which will inform the final specification of the external façade.

**Indigo/WSP Planning Consultants**

Involved with the project over the last six months, coordinating and collating all necessary information for submission and discharge of pre-commencement conditions.

**PGLA Landscape Architects**

PGLA have been appointed to provide full design and details for the Car Park podium roof, as well as the overall site’s soft and hard standing areas. Some initial proposals have been shared with the team for review and comments.

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**Architectural**

Fletcher Rae have progressed their design for Blocks A, C, D and E, as well as the Car Park, and have been liaising with the rest of the design team with exchange of models and CAD files.

Fletcher Rae have issued a full pack of construction information for Block B and C and are addressing site queries from the Principal Contractor.

Building setting out and general arrangement plans, fire strategy and internal partitions layouts for Block C, have been issued for construction purposes.

Block D design has been finalised and is now fully coordinated with the Structural Engineer’s and MEP Consultant’s layouts.

Block A design is being coordinated with SWF Consulting and QED, with input from the Fire Engineer.

The Car Park layouts have now been fully coordinated with the Landscape Architect and Structural Engineer.

External landscape details have been reviewed and commented upon by Fletcher Rae.



**Civil & Structural Engineering**

SWF Consulting visited site to inspect Block B upper floors’ concrete being poured and commented on SFS subcontractor’s design.

All Block C construction information, including drainage, sub structure and superstructure, has been issued to the Principal Contractor. A full set of calculations, for Block C, has been issued to the appointed independent Building Control for approval.

A full set of superstructure layouts and drainage information for Block D for construction purposes

A set of first and second floor steelwork and slab layouts have been issued for the CAR Park, with the foundations to follow shortly.

SWF have been liaising with Highways and are updating their 278 Works details to their requirements.



**MEP Engineering**

QED have been liaising with Fletcher Rae to agree the pop-up locations, for Block C, to inform the below ground drainage design by SWF. They have, also, issued a full set of their performance mechanical and electrical drawings and specifications for this block.

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QED are now coordinating the pop-up locations for Blocks A & E, as well space planning of the services to allow steelwork penetrations to be finalised.

QED have now been appointed by our MEP contractor to provide a fully coordinated design

QED have been attending design team meetings and workshops with the rest of the design team.





Issue a coordinated set of architectural, structural and MEP drawings for Block D as well as for the Car Park for tender purposes – ongoing.

Issue all construction information for Block D and in particular for the RC core although we have the start bars designed into the substructure works

Final coordination of the external landscape, including drainage and lighting, between the consultants.

Work with the construction team on

on closing out design development

and technical details.



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