



Construction Team Update March 2021





Construction Update - March 2021



Works completed

During March: Intumescent to the structural steel to Block B has been completed.

The Roof to Block B has also been completed and is now watertight.
All the Mast Climbers have been installed and are in operation allowing the boarding to continue to the SFS.

The windows to the 9th Floor Block have installed complete with glass.

The muck shift is 95% complete allowing us to commence works on Block D.

Piling to Block C has been completed along with the pile caps, beams and foundations.



Current status on site

Windows and glass to the 8th floor Block B are being installed and will progress to the 7th Floor and then 6th etc.

Blockwork to the central core and lift shaft is being installed to Block B.

Boarding to the SFS on Block B is continuing .

Drainage to Block B is ongoing.

The Muck Shift will finish w/c 29.03.21.

Block D piling mat will be completed and tested ready for the piling rig.

We have commenced the steel frame to Block C and installed the first stair core and stairs.

We are currently on programme on both Blocks B and C



Planned works in the next period

Block B SFS will be fully completed, and boarding will be advanced.

Window and glass installation to Block B will continue.

Blockwork to Block B stair core will progress including the lift shaft.

The cappings to the roof of Block B will be installed.

The envelope works will begin to Block B with insulation and render ready for the brick slips.

Metal partitions will commence for the internal walls and the MEP will commence at the same time.

Block C steelwork installation will continue.

Block D CFA piles will commence.

Final drainage connections to the sewers will commence.



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.



Status of existing design

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 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.



Status of existing design

Civil & Structural Engineering

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

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

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.

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

A full set of superstructure layouts and drainage information, for Block D, have been issued for tender enquiries.



Status of existing design

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.

Having developed the design and details of the perimeter walls, SAP calculations and overheating assessments have been revisited and improved results provided for Block C.

A set of mechanical and electrical drawings, as well as overheating calculations and SAP analysis, for Block D have been issued. A copy of the mechanical and electrical specifications to follow, shortly.

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



Plans for the next period

Finalise and issue a set of 'construction' status drawings by Fletcher Rae and WF Consulting for Block D.

Issue a coordinated set of architectural, structural and MEP drawings for Blocks A & E, as well as for the Car Park.

Issue tender information for Block D reinforced concrete core, as well as piling, steelwork, upper deck/concrete and pre-cast concrete stairs.

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



On site construction images



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