



Construction Team Update February 2021





Construction Update - February 2021



Works completed

During February: Intumescent painting of the perimeter steelwork beams and columns has completed, allowing the installation of the perimeter SFS on all levels of Block B.

The hoist has been erected, and mast climbers in 4 locations to allow the external boarding works to commence.

CFA Piling of Block C will complete this month and the spoil heap muck shift is well underway.



Current status on site

Drainage on Block B is being progressed and concrete bases / ramps for mast climbers and hoist respectively.

Roof works of Block B are progressing well and should be complete in March 2021.

The team are busy placing specialist works packages for Block B & C in order to maintain programme

As the site activities have increased significantly, new and more extensive site cabin set up has been established, and are now fully operational.



Planned works in the next period

Block B Intumescent paint will be completed in the next period and with the follow-on perimeter structural framing system (SFS) fully installed.

Block B mast climbers will be fully installed and operational, with all concrete foundations of mast climbers completed. Block B drainage will be complete. General site muck shift Phase 1 will be complete freeing up the footprint of Block D.

Block B SFS will be fully complete and boarding will be advanced. Windows will start mid March 2021.

Block B Drylining and M&E packages have been placed and works will commence during March 2021

Block B upper level blockwork is due to commence next week.

Block B roof will be complete except cappings

Block C foundations will be substantially complete during March

Block C Steel frame will commence on 15th March



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 B.

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.

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.

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, have been issued for tender enquiries.

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.



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

Complete the roof coverings of Block B, including parapet, and perimeter SFS.

Complete vertical access to full perimeter of Block B, to allow installation of weatherboard, insulation, windows and brick cladding.

Complete foundations to Block C and commence drainage installation.

Procure deck/concrete, pre-cast stairs and edge protection packages for Block C, all to be placed into position by the appointed steelwork subcontractor.

Finalised 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.



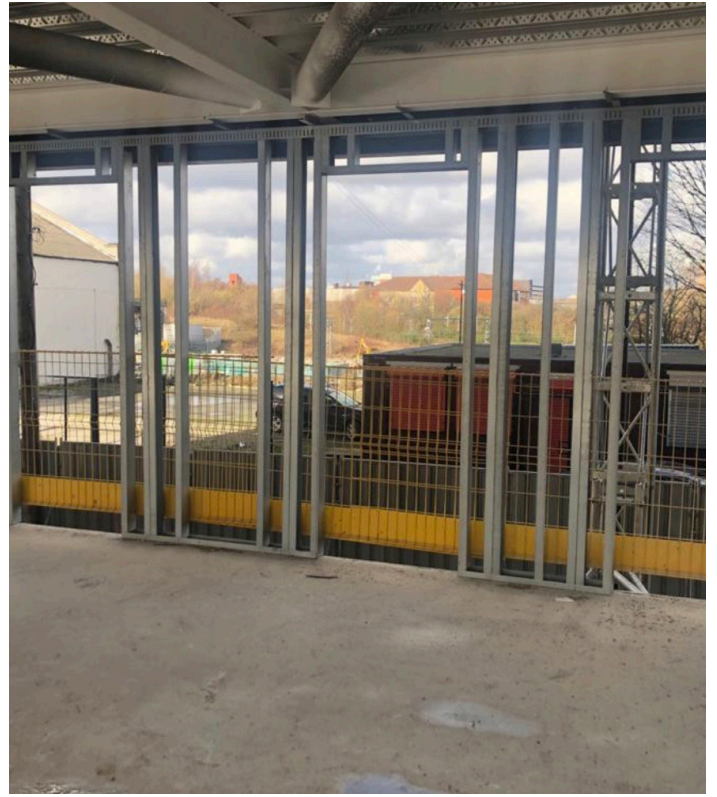
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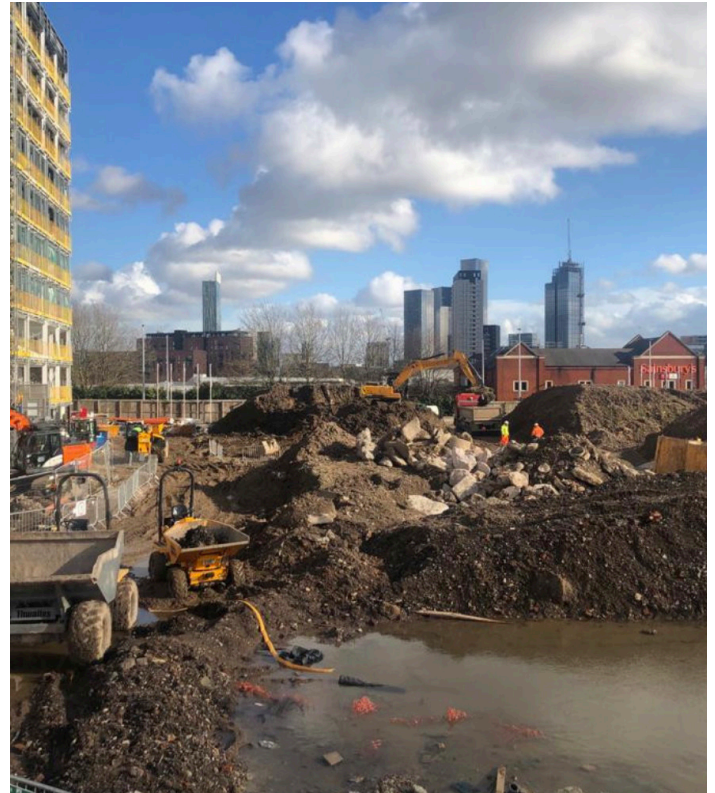
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