



Construction Team Update

June 2023





Construction Update

June 2023



Current status on site

Block C Internals

Apartments Level 2-7

- Internal partitions fully formed and single side boarded including apartment internal partitions
- MF Ceiling grid complete to all plots down to level 2 leaving only 4 plots on level 2 and the townhouses to complete
- First fix electrics now complete and signed off on levels 7 and 6, complete this week on level 5 also moving onto levels 4 and 3 in the next period
- Sprinklers commencing Monday 24th July following the trades down allowing ceilings to be closed up
- External walls closed up on levels 7 and 6, with party walls tied in and insulation and 2nd fix boarding underway
- Bathroom ceilings completed on Level 7 and IPS units complete on levels 7 and 6 in advance of tiling starting on the 1st of August
- Ventilation now complete to all apartments with remaining plots on Level 2 complete this week
- Plumbing first fix and mid fix complete on level 7 and underway on level 6

Townhouses Ground to 01st

- First fix party wall partitions complete, internal partitions commencing next week.
- SVPs and RWP installed
- Kitchen Patressing complete

Block C General

- Substructure Complete
- Drainage installed ground floor slab level
- Steel frame installed and concrete floors installed
- Roof installed and final section on roof overrun now complete

- SFS Installation now complete
- All mast climbers and hoists installed
- Stair core and Lift Core block work complete

Car park / Bin store / / Plant room

- All plant room block work complete

Services / Infrastructure

- Water Services in place for Block C
- Surface and water drains connected
- Site cabins moved to Block E location to accommodate Block D Construction
- Additional water main for town houses required as local network cannot guarantee the required supply – this will now be fed of the tank

Façade / Externals

- CP Board and EPDM Expansion Joints complete
- Remedials to Parapet complete
- Breather Membrane installed to Levels 2 - Parapet on all elevations
- Cladding backing system underway on both South and East Elevations
- All fire-breaks, backing system and insulation for levels 2-7 on South and East Elevation is on site

Block D

- Foundations complete
- Superstructure design review ongoing, Architect and Structure models currently being coordinated.
- Piling commencing on Monday 24th July
- Slipform booked for 1st September
- Crane booked for 12th September

Building Control/Consultants Reports and Tests

Building Control

- 2 inspections undertaken in the period, no areas of concern raised. Any items raised have been closed out

Checkmate

- Ongoing progress well with QA, reviewed apartments, externals and Block C

EWS1 Form

- In progress

Testing and Commissioning mechanical electrical

- Not underway

Collating O&M Manuals

- Ongoing

Planned works in the next period

Block C

- Continued progress on mechanical & electrical first fix
- Sprinklers complete on Levels 7-5
- Ceiling fully closed up on levels 7 and 6
- Windows installed down to Level 3
- South and East elevation façades complete on backing system
- Installation of town house stairs
- Tiling to bathrooms to commence
- Commence AOV / Smoke Vent installation
- Commence Tiling to Bathrooms

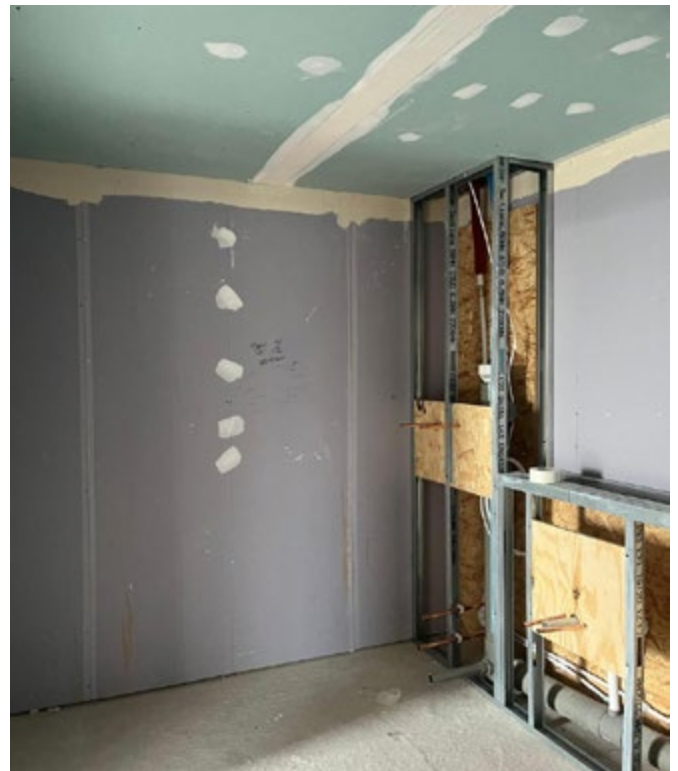
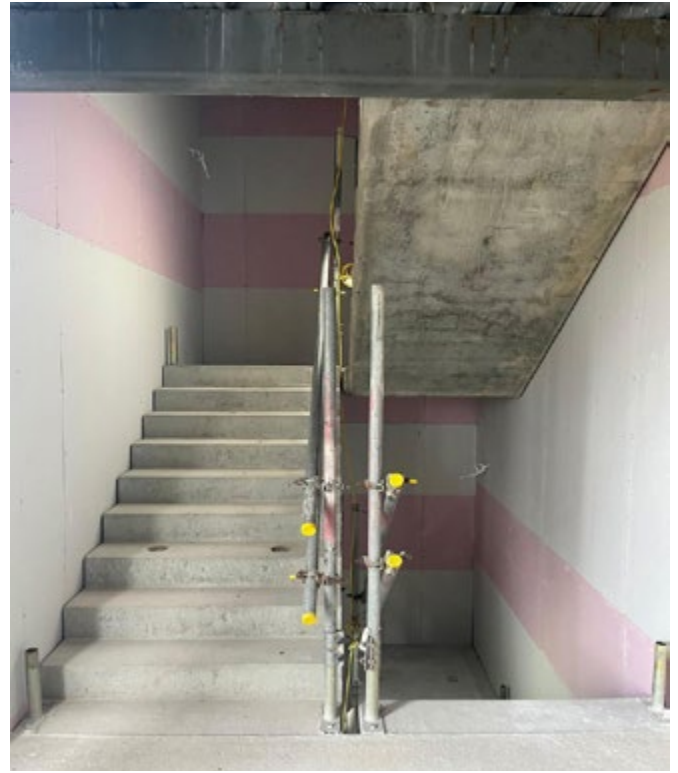
Block D

- Core commencement to core installation
- Commence Crane Base and Piling

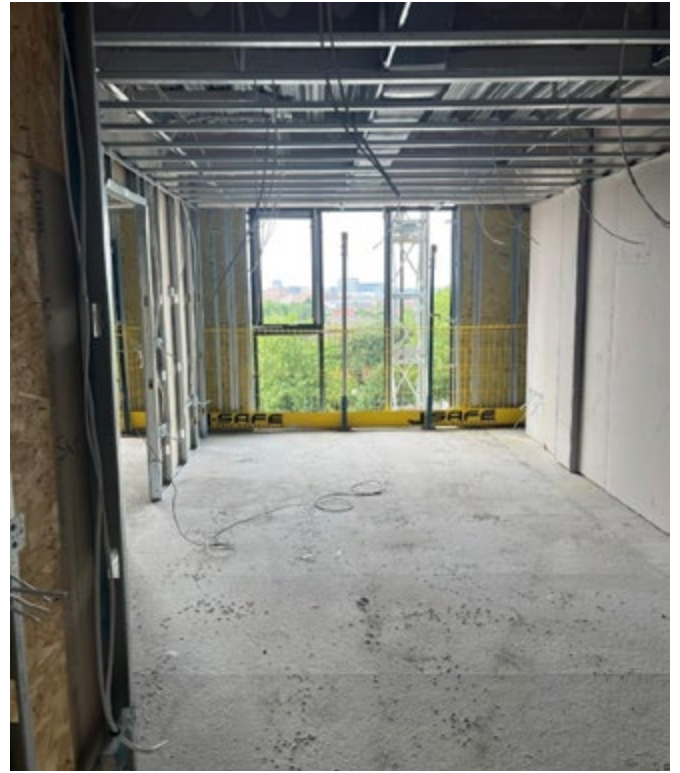
Current status on site



Current status on site



Current status on site



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 – Mechanical & electrical 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.

Simply 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. A member of SCG chairs all the design and subcontractors' meetings and, therefore, perfectly placed to assess and advise on Designer's responsibilities and duties regarding Health & Safety.

Design works

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.

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 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.

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.

Block D design is now 90% complete with final coordination issues ironed out in multiple design work shops.

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.



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 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.





www.sourceddevelopmentgroup.com

The information contained with this document is a general guide. This information does not constitute an offer or a contract and we (or anyone in our company) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms contained herein. Any intending investor must satisfy themselves as to the correctness of any of the statements, plans or images contained herein. Images are for reference purposes only.