



# Construction Team Update

AUGUST 2021

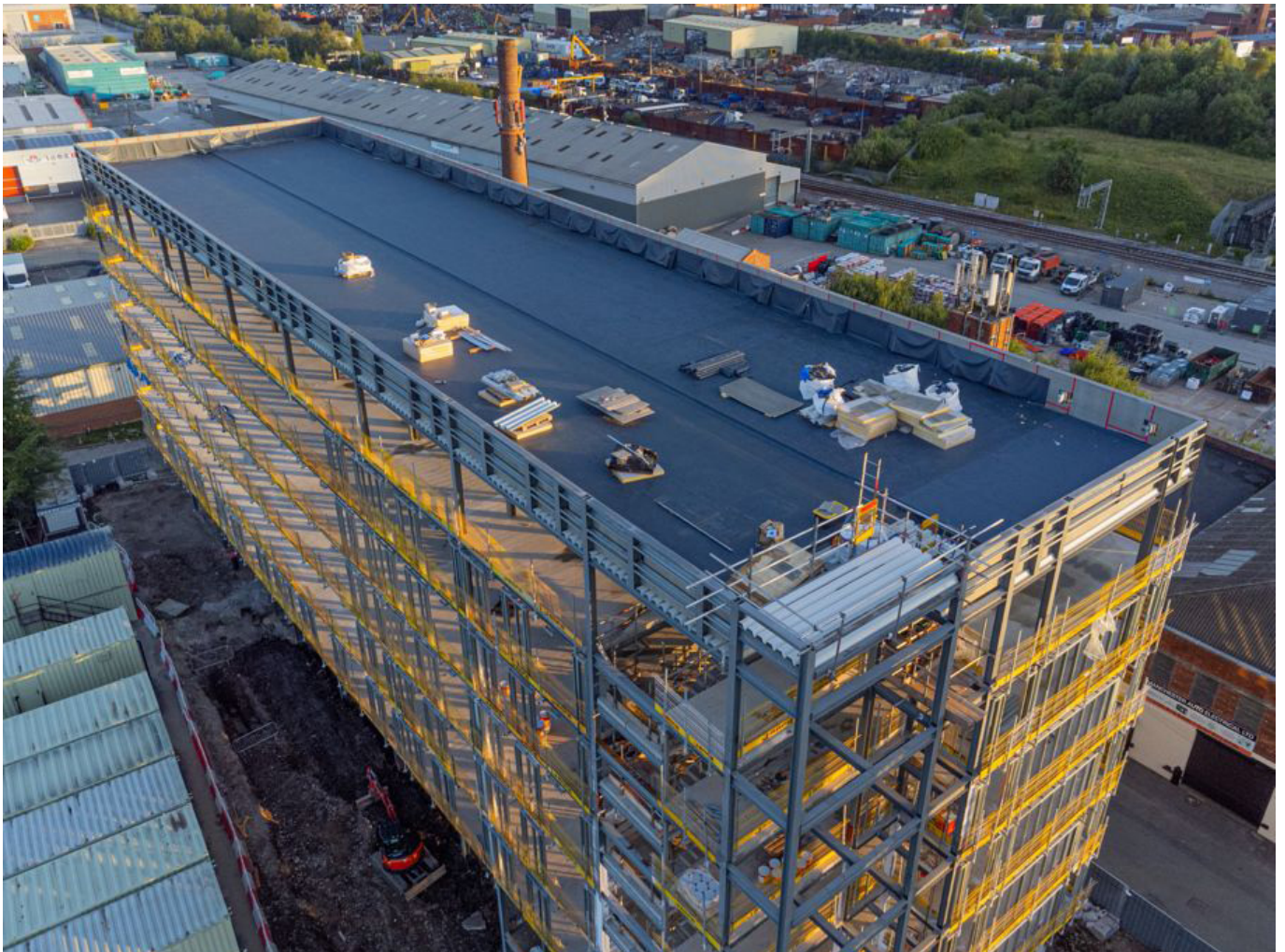






# Construction Update

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# Current status on site

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## Block D

Floor 9 Kitchens complete and first coat of paint applied.

M&E and electric first fix complete.

Bathrooms tiling underway.

Floor 8 Kitchens complete and first coat of paint applied.

M&E and electric first fix complete.

Floor 7 Kitchens complete and first coat of paint applied.

M&E and electric first fix complete.

Floor 6 Kitchen install underway, and first coat of paint applied.

M&E and electric first fix complete.

Floor 5 Partition walls and ceilings taping and jointing near completion for painting and kitchen install.

Floor 4 Partition walls and ceilings ongoing

M&E first fix and electric complete.

Floor 3 Partition walls install underway.

M&E and electric first fix complete.

Floor 2 Partition metal work complete and partial single sided boarding.

M&E and electric almost complete.

Ground Floor concrete slab and drainage install underway.

## Block D

Pile cropping continues. Pile cap bases concrete pouring continues.

## Block C

SFS to all floors is at 90% complete.

Internal metalwork is underway.

Internal Steel intumescent painting is complete, externals will follow on.

External weather boards to be fitted alongside window install start in September.

# Planned works in the next period

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## Block B

Continuation of all internals, kitchens, tiling.

Joinery to be started closely followed by Floor coverings, from floor 9 down.

## Block C

Installing mast climbers and hoist. We will be continuing the SFS fixing to the perimeter of the building, along with installing Weather boards to the external façade. External steel intumescent painting to be completed also.

## Block D

Pile Cropping and capping continues.



# Design works

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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. 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

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## **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.

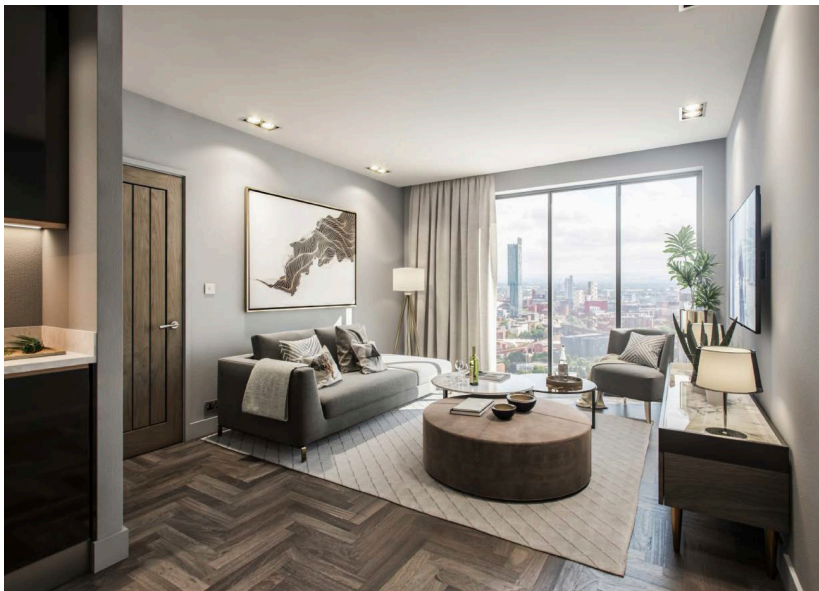
Building setting out and general arrangement plans, fire strategy and internal partitions layouts for Block C, have been issued for construction purposes.

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

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 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.



# Plans for the next period

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## Block D

Block D Engineers to liaise with Groundworkers and understand the structure of the required core construction.





# On site construction images

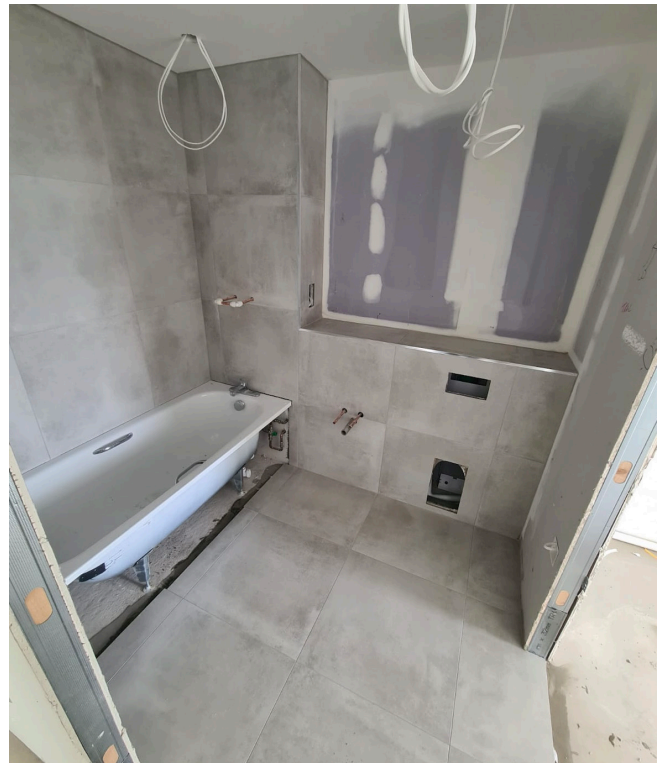
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## On site construction images

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