



Construction Team Update

OCTOBER 2021





Construction Update

OCTOBER 2021



Current status on site

Block B

Floor 9

Kitchens complete.

Mist coat paint applied.

Tape and jointing QA carried out imperfections made good pre painting.

Mechanical & electrical final fix complete to the rooms.

Riser cabling 90% complete in time for meter install.

Wi-Fi 1st 2nd fix installed to both the bedrooms and risers.

Latex to rooms complete.

Corridor walls boarded.

MF ceilings to the corridors 90%

Floor 8

Kitchens complete.

Mist coat paint applied.

Tape and jointing QA carried out imperfections made good pre painting.

Mechanical & electrical final fix complete to the rooms.

Wi-Fi 1st 2nd fix installed to both the bedrooms and risers.

Riser cabling 90% complete in time for meter install.

Latex to rooms complete

Corridor floor latex complete.

Corridor walls boarded.

MF ceilings to the corridors 90%

Floor 7

Kitchens complete.

Mist coat paint applied.

Mechanical & electrical final fix complete to the rooms.

Tape and jointing QA carried out imperfections made good pre painting.

Wi-Fi 1st 2nd fix installed to both the bedrooms and risers.

Riser cabling 90% complete in time for meter install.

Latex to rooms complete

Corridor walls boarded.

MF ceilings to the corridors 90%

Floor 6

Kitchens complete.

Mist coat paint applied.

Tape and jointing QA carried out imperfections made good pre painting.

Mechanical & electrical final fix complete to the rooms.

Wi-Fi 1st 2nd fix installed to both the bedrooms and risers.

Riser cabling 90% complete in time for meter install.

Latex to rooms complete

Corridor walls boarded.

Current status on site

Floor 5

Kitchens complete.

Mist coat paint applied.

Mechanical & electrical first fix complete to the rooms.

WiFi 1st 2nd fix installed to both the bedrooms & risers.

Riser cabling 90% complete in time for meter install.

Corridor walls boarded.

MF ceilings to the corridors 90%

Floor 4

Kitchens complete.

Mist coat paint applied.

Mechanical & electrical first fix complete to the rooms.

WiFi 1st 2nd fix installed to both the bedrooms & risers.

Riser cabling 90% complete in time for meter install.

Corridor walls boarded.

Floor 3

Kitchens 90 % complete.

Mist coat paint applied.

Mechanical & electrical first fix complete to the rooms.

Wi-Fi 1st 2nd fix installed to both the bedrooms and risers.

Riser cabling 90% complete in time for meter install.

Floor 2

Partition metal work complete and partial single sided boarding.

Electric first fix 90%

Floor 1

Partition metal work 90% and partial single sided boarding.

Floor 0-0

Ground Floor concrete slab 70%.

High level drainage installed.

Externals

80% external weather board now complete.

Block C

Ground floor drainage complete

Stoning up ongoing pre concrete slab pour.

SEP engineer carrying out a full SFS survey of what's been installed report to be issued.

Steel intumescent painting now 95% complete.

Lift, riser and stair core blockwork now upto level 2, ahead of hoist install for loading out the remainder of floor.

All temp lights installed to allow longer working hours during dark mornings and evenings.

Block D

Pile cap rebar cages and concrete pours ongoing 40% completed

Lightning protection tapes 80%

Pile testing 100% complete.

Planned works in the next period

Block B

Complete closing off to the external façade in from 0-0 to level 2 from North elevation using newly completed independent scaffold.

Block work to block B plant room

Duct installation for power on

NED to install Bemco panels to the Comence meter install.

Data install to continue.

Install insulation and fire breaks for brick slips.

Install Panels to block B ground floor plant room.

Install water supply and meters.

Block C

Install mast climbers and hoist.

Install ground floor block and brickwork.

Continue with ground floor slab, including concrete pours.

Install external SFS and weather board.

Install windows from mast climbers.

Install EDPM to windows.

Continue with M&E install.

Block D

Rebar cages and concrete to pile caps complete

Site wide

Complete blockwork to substation.

Install concrete slab roof to substation.

Install substation doors and louvers.

Install piles for crane base and carpark.

Complete ducting to site LV and HV.

External road dig and electric cable bottle connection to the Duncan Street elevation by O'Connor's/NED .

Cable pulls by NED from substation to block B plant room.

Commence attenuation works

Continue with muck shift.

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 and 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.

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

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.

shops.

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.

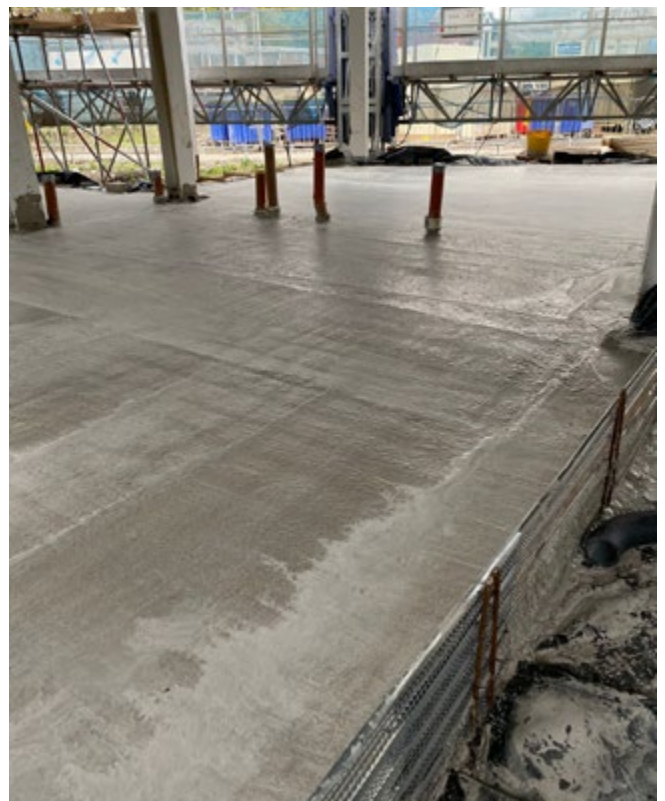
QED are now coordinating the pop-up locations for Blocks A & E, as well space planning of the services to allow steelwork penetrations to be finalised.

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

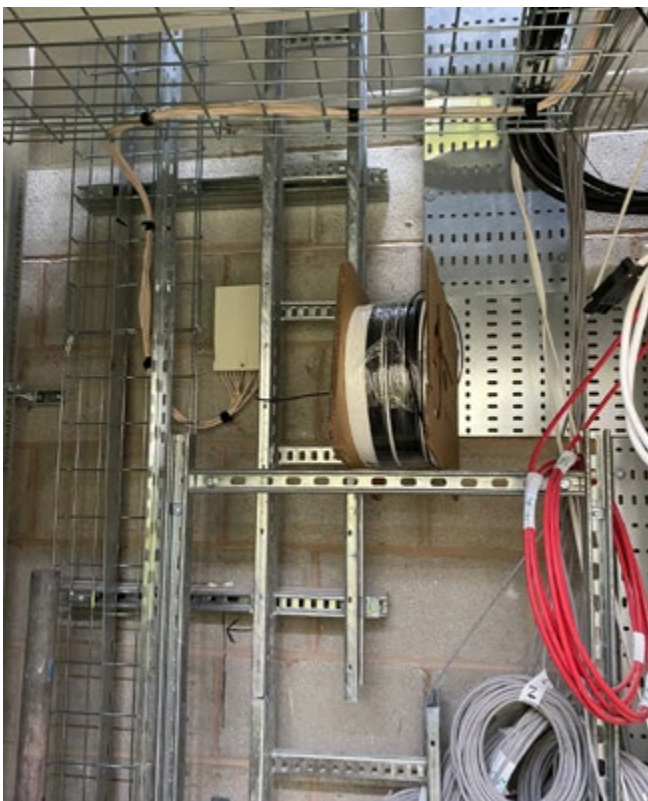
QED have been attending design team meetings and workshops with the rest of the design team.



On site construction images



On site construction images





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.

Plans for the next period

Block D

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

