



# Construction Team Update

NOVEMBER 2021





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# Current status on site

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## **Block B**

### **Floor 9**

Kitchens installed.

2nd coat of paint applied.

Electrical final fix complete to the rooms.

Riser – Meter back boards installed by NED.

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

Latex to rooms and corridors complete.

Lift beams tested ready for install next month.

Lifts armoured supply cables installed.

Corridor AOV cabling now complete.

Corridor walls boarded.

MF ceilings to the corridors 90%

Door casing install underway.

2nd fix joinery underway.

2nd fix plumbing on going.

Tiling to bathrooms and en-suites complete.

Lift lobby windows installed.

Back boards for the meters installed by NED

### **Floor 8**

Sample room doors, skirtings and architraves installed

Sample room final fix plumbing installed including shower and bath screens, white goods.

Sample room final decs ongoing.

Kitchens installed.

2nd coat paint ongoing.

Electrical Final fix complete to the rooms.

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

Riser – Meter back boards installed by NED.

Latex to rooms and corridor complete.

Corridor walls boarded.

MF ceilings to the corridors 90%

2nd fix joinery underway.

2nd fix plumbing on going.

Tiling to bathrooms and en-suites complete.

Lift lobby windows installed.

Back boards for the meters installed by NED

### **Floor 7**

Kitchens installed.

Miss coat paint applied.

Electrical Final fix complete to the rooms.

Riser – Meter back boards installed by NED.

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

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

Latex to rooms and corridors complete

2nd fix plumbing on going.

Corridor walls boarded.

2nd fix joinery underway.

MF ceilings to the corridors 90%

Lift lobby windows installed.

Back boards for the meters installed by NED

### **Floor 6**

Kitchens installed.

Miss coat paint applied.

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

Mechanical and electrical Final fix complete to the rooms.



# Current status on site

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

Riser cabling 90% complete in time for meter install.

2nd fix plumbing on going.

Latex to rooms complete

Corridor walls boarded.

Lift lobby windows installed.

Back boards for the meters installed by NED

## Floor 5

Kitchens installed.

Miss coat paint applied.

Electrical first fix complete to the rooms.

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

Riser cabling 90% complete in time for meter install.

Corridor walls boarded.

2nd fix plumbing on going.

MF ceilings to the corridors 90%

Tiling to bathrooms and en-suites ongoing.

Lift lobby windows installed.

Back boards for the meters installed by NED

## Floor 4

Kitchens complete.

Miss coat paint applied.

Electrical first fix complete to the rooms.

2nd fix plumbing on going.

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

Riser cabling 90% complete in time for meter install.

Corridor walls boarded.

Lift lobby windows installed.

2nd fix plumbing on going.

Back boards for the meters installed by NED

## Floor 3

Kitchens 90 % complete.

Miss coat paint applied.

Mechanical and electrical first fix complete to the rooms.

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

Riser cabling 90% complete in time for meter install.

2nd fix plumbing on going.

Back boards for the meters installed by NED

## Floor 2

Partition metal work complete and partial single sided boarding.

Electric first fix 90%

Lucy mains panels loaded out.

Landlords supply panel installed to the main electrical riser.

Back boards for the meters installed by NED

1st fix plumbing complete.

## Floor 1

Partition metal work 90% and partial single sided boarding.

2nd side partitions boarding now at 50%

External weather boarding now at 85%

1st fix electric complete.

Ductwork install 90% complete.

# Current status on site

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## **Floor 0-0**

Both bin store blockwork now at 90%.

Plant room block work 95%.

High level drainage installed.

Heavy duty cable tray for riser supplies ongoing from plant room to main riser.

SFS installed to all elevations now 90%.

## **Externals**

85% external weather board now complete.

EDPM to windows now 90% complete.

Lift lobby windows now installed to level 4 up.

Installation of HV & LV ducting ongoing ahead of power on date.

Substation block work complete.

Substation concrete roof complete.

Surface water drainage runs including manholes continue.

Sample panes installed and pointed up.

## **Block C**

Ground floor drainage complete

Stoning up ongoing pre concrete slab pour.

SEP engineer SFS survey complete as per QA.

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 now 100% complete.

Lightning protection tapes 100%.

Pile testing 100% complete.

Concrete pile cap pours now 50%.

# Planned works in the next period

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## **Block B**

Complete closing off to the external façade in from level 0-0.

Install available windows and AOVs

Board corridor ceilings working down from Level 9.

NED to pull mains cables.

Power on.

NED to install Bemco/Lucy panels to the comence meter install.

Data install to continue.

Sample panel sign off.

Install Panels to block B ground floor plant room.

Install water supply and meters via new route.

## **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 External weather board.

Install windows from mast climbers.

Install EDPM to windows.

Continue with mechanical and electrical install.

## **Block D**

Rebar cages and concrete to pile caps complete.

## **Site Wide**

Complete substation single ply roof and gutter4s..

Install substation doors and louvers.

Place order for tower crane.

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

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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 – 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

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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.

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.

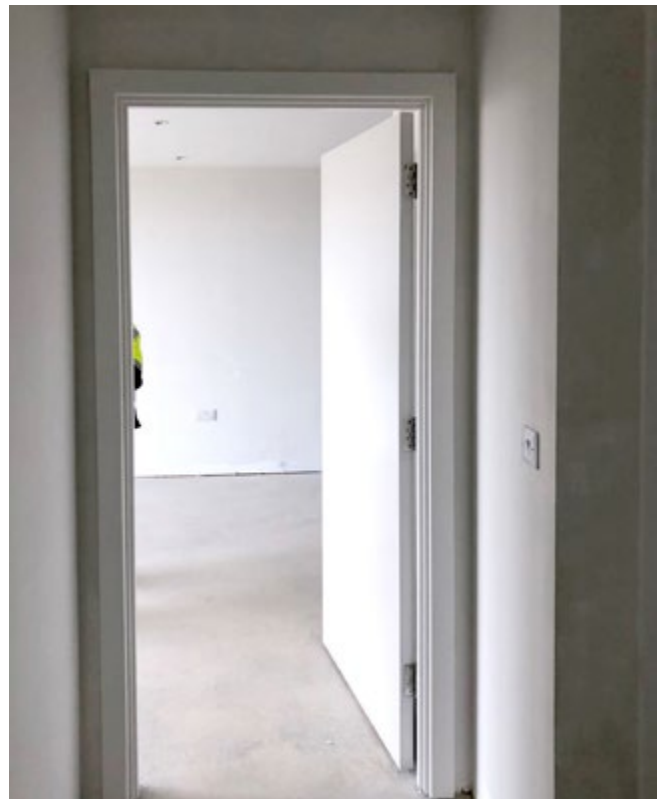
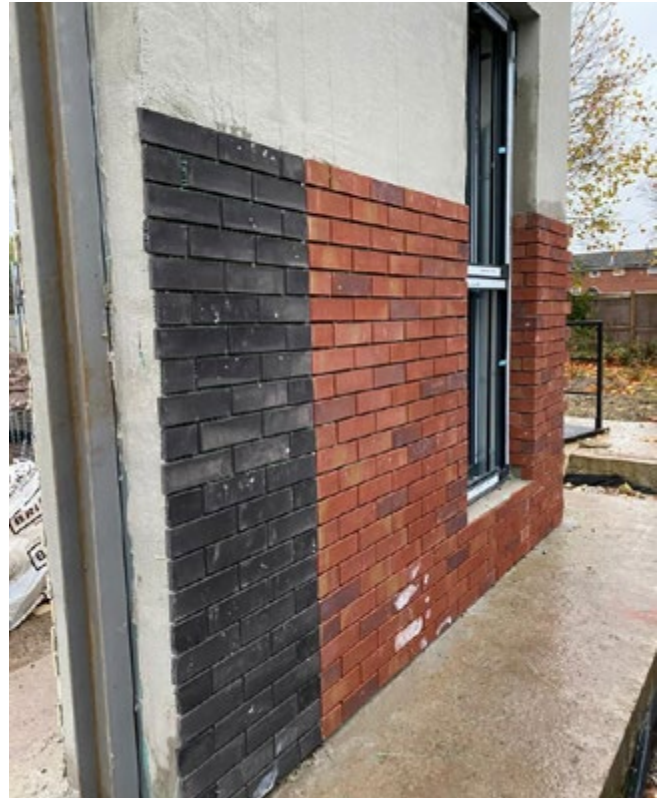
QED have now been appointed by our MEP contractor to provide a fully coordinated design

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



# On site construction images

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# On site construction images

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