



Construction Update

December 2023



Current status on site

Block C Internals

Apartments Level 2-7

Level 7 internal walls and ceilings now complete and spray plastered within apartments down to Level 4

Kitchens installed to levels 7 and 6, ongoing installation on levels 4 and 5 this week

Level 5, 4 and 3 internal and external walls fully boarded with T&J ongoing, works to commence on ceilings once final snagging works to ventilation is undertaken.

MF Ceiling grid complete to all floors, internal walls on levels 4, 3 complete and 2 is progressing in-line with window installation.

First fix Electrics now complete throughout all apartments and signed off on Levels 7, 6, 5 and 4.

Sprinklers are now complete throughout and the AOV smoke ventilation is first fix complete throughout and all components on site

Bathroom tiling now complete on the top 4 floors, works will continue on the lower floors upon completion of the first fix plumbing. Ceilings are installed within all tiled bathrooms.

Ventilation now complete to all apartments

Plumbing first fix and mid fix complete on level 7, 6 and 5 and underway on level 4

Townhouses Ground to First floor

First fix party wall partitions complete, internal partitions commencing next week.

SVPs and RWP installed

Kitchen Patressing complete

Town House stairs installed to allow for additional boarding to the party walls to commence.

Car park / Bin store / Common Areas / Plant room

All plant room block work complete, fire boarding to steelwork now complete and jumbo stud walling ongoing.

Main stair cores now plasterboard complete and ready for spray plaster

GRP Riser grates installed to the mechanical risers, core holes complete to the Electrical Riser

Secondary steelwork installed to the main roof allowing the AOV hatches and smoke extract units to be ordered ready for installation.

Services / Infrastructure

Water Services in place for Block C, dedicated water feeds to the townhouses for the sprinkler system installed

Surface and water drains connected

Site cabins moved to Block E location to accommodate Block D Construction, Additional site welfare installed by Block B to allow for greater numbers of personnel on site.

Façade / Externals

CP Board and EPDM Expansion Joints complete

Remedials to Parapet complete

Breather Membrane installed to all levels on all elevations

Cladding backing system underway on both South and East Elevations with all brackets installed on the South Elevation, 60% complete on the North and fire-breaks / insulation ongoing. Rail and slip now installed to the parapet and level 7 to the full perimeter working down the façade.

Current status on site

Block D Superstructure

Crane base now complete and Crane installed to allow commencement of the concrete core

Slipform Rig assembly complete, we will commence slide to 2.4m above FFL this week to allow for the trailing deck to be installed

Peiko plates now delivered to site.

Steelwork booked for 20th February, 4 weeks after commencement of the concrete core. Concrete core scheduled to be complete and de-rigged for early March

Planned works in the next period

Block C

Continued progress on plumbing first and mid fix to the apartments

Windows installed to the townhouse lower floors

Kitchen installation ongoing

Spray Plaster complete on levels 3

Begin second fix carpentry

Commence Apartment internal door installations

Continued progress on the façades

Block D

Commencement of the concrete core from first floor.

Steelwork on order.

Building Control / Consultants Reports and Tests

Building Control

1No inspections undertaken in the period, no areas of concern raised. Any items raised have been closed out. More inspection scheduled as we commence pre-pour inspections on Block D .

Checkmate

Ongoing progress well with QA, reviewed apartments, externals and Block C – Historic outstanding information now tidied up and actions closed out as they arise.

EWS1 Form

In progress – Visit arranged for ongoing installation inspection

Testing and Commissioning mechanical & electrical

Underway, Floors 7-4 complete, Sprinklers tested on all apartment floors

Collating O&M Manuals

Ongoing

Design Consultants

Fletcher Rae - Architects

A team of 5 directors, architects and technicians from Fletcher Rae are actively involved in the project.

As Lead Designer, Fletcher Rae are coordinating the design

SWF Consulting Ltd – Civils and Structures

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 Civils and Structural Design

SWF have now concluded all design obligations on Block B and C, with construction issue drawings now issued on Block D to allow works to progress,

The Concrete frame design for Block A is currently being reviewed by Fletcher Rae and we anticipate that this will be available by the end of October to allow further detailing by SWF Consulting.

QED – Mechanical and Electrical Designers

Block C design is complete, and Stage 4/5 Co-ordination is being undertaken on a regular basis as works progress on site. On Block D, we now have a design brief, and we anticipate that this will become more detailed in the coming weeks to allow for tendering on the M&E to be undertaken.

Architecture

- Block C – Stage 4/5 Design Co-Ordination ongoing, to be complete this month
- Block D – Stage 4 Design to be complete and issued by the End of September, some works into Early October as packages reviewed
- Block A – Significant milestones due imminently as we begin to commence the design co-ordination of the Structures and Civils to allow on build methodology to be concluded. We anticipate this to be undertaken and issued back to the engineers by the end of October. Full design pack from Block A to be concluded by the end of November
- Block E / Car Park – Stage 4 Design complete

Structural Design

- Stage 4 Construction information issued on Block D allowing the core to go ahead, ongoing stage 5 construction support required and co-ordination with the Architectural drawings as released.
- Block E Stage 4 design issued, needs review by Architect – Ditto car park.
- Block A significant structural design required, once architect has concluded we have about 6-8 weeks of detailed coordination required.

On site construction images



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