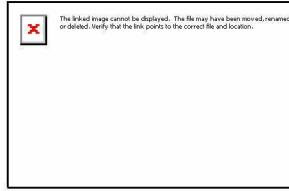


GRENFELL TOWER



PROGRESS REPORT NO. 11

Report on Progress period 17/04/15 - 15/05/15



1. SUMMARY – GRENFELL TOWER PROJECT

Progress period	17 th April – 15 th May 2015
Contract commencement date	2 nd June 2014
Contract period	66 weeks
Extension of Time (if applicable)	7 weeks – certificate issued by Artelia 27/3/15
Total weeks	73 weeks
Contract completion date inc. EOT	23 rd October 2015
Period expired	50 weeks
Period remaining	23 weeks
Overall programme position	9 weeks behind programme
Programme recorded against	Revised Contract Programme dated 22/1/15
Anticipated contract completion date	23 rd October 2015
Contract Sum	£8,703,515.45 (gross)
Total spend to date	£3,558,000,00 (gross)
This months valuation sum – no.12	£1,223,149.74 (gross)
Instructions issued to date	15-
Instructions issued in period	0

2. HEALTH & SAFETY

2.1 Revised F10 issued by CDMC 23/3/15 to extend project period to 23rd October 2015

2.2 Accidents and Incidents

	In period	Total	Additional information
Accidents reported in period	0	1	
First Aid incidents	0	0	
Near Misses Reported	1	1	Small item falling from the mast climber
Other incidents	0	0	

2.3 Safety Inspections in Period

	In period	Total	Additional information
HSE Visits	0	0	
Client team	2	10	Based on C.O.W inspections
Rydon Safety Team	2	17	
Other	0	0	

2.4 Any other issues:

1. Textured coatings disturbed in flat 14 by TMO operative carrying out new washroom works, We notified Claire immediately and have requested a certificate of cleanliness to re-enter this property. The new HIU pipework in the bathroom of this property has been removed by the contractor and will require reinstating prior to changeover onto the new system.
2. There are a number of properties that we are awaiting information on and is beginning to affect the internal works programme see below.

Hoarders

96 Grenfell Hoarder insanitary awaiting update from Janice Jones
181 Grenfell Hoarder insanitary awaiting update from Janice Jones

Asbestos

76 Grenfell Awaiting certificate of cleanliness after asbestos removal
73 Grenfell Awaiting certificate of cleanliness after asbestos removal
34 Grenfell Awaiting certificate of cleanliness after asbestos removal
184 Grenfell Awaiting certificate of cleanliness after asbestos removal
25 Grenfell Awaiting certificate of cleanliness after asbestos removal
154 Grenfell Awaiting certificate of cleanliness after asbestos removal

Non resident lease holders

86 Grenfell non resident lease holders awaiting update from claire
142 Grenfell non resident lease holders awaiting update from claire
61 Grenfell non resident lease holders awaiting update from Claire

Properties that Claire has instructed us not to visit

56 Grenfell
192 Grenfell
156 Grenfell
185 Grenfell

3. Progress

3.1 Progress on current activities

Activity	Target progress	Actual progress	+ or - weeks	Programmed completion date
<p>Boxing Club Electrical first fix is complete and 2nd fix is well underway, The new larger HIU has now been installed and the bespoke shower cubicles and sink units are now in manufacture.</p>	100%	70%	-14	10/04/15
<p>1st fix HIU & Distribution pipework We are currently carrying out these works to 5 no properties a week appointments are starting to become more difficult. We are currently booked up until 25th May. The release of the properties mentioned in item 2.4 would help this process.</p>	50%	44%	-1	24/07/15
<p>Window Frame Installation</p> <p>North elevation Levels 20 to 5 are Complete 100% Insulation down to level 14</p> <p>East elevation Levels 20 to 5 are Complete 100% Insulation installed down to level 14</p> <p>West Elevation Level 20 to 14 are 100% Complete</p>	89%	65%	-4	21/8/15

Insulation installed down to level 11				
<p style="text-align: center;">Lift upgrade Works</p> <p>Lift 1 is complete and lift 2 has both doors installed and has been backfilled and is being programmed ready for the handover on the 20th May</p>	100%	90%	-3	01/05/15
<p style="text-align: center;">Walkway +1</p> <p>Walls to the 3 flats have now been closed up excluding external walls and ceiling grid has been installed. The first delivery of windows received Friday 15th May, Once installed we can complete close up and start plastering</p>	80%	65%	-12	03/07/15
<p style="text-align: center;">AOV</p> <p>Dampers have been removed down to the 3rd floor and the new dampers are due for delivery</p>	50%	30%	-5	19/06/15
<p style="text-align: center;">Mezzanine</p> <p>The concrete slab has now been poured and the new windows cut into the side walls</p>	65%	15%	-10	31/07/15

3.2 Matters affecting progress

Activity	Comments
Walkway + 1	Window Manufacturer produced windows out sequence
HIU Installation	Slower start than expected and as per item 2.4 and the no access situation we are now struggling to fill appointment 2 weeks in advance.
Steelwork	Poor Performance of sub-contractor
Composite Deck	Original installation date missed due to the above

3.3 Inclement weather

Days in period	Dates in period	Total to date
2	05/05/2015 & 06/05/2015	3

3.4 Summary of works planned for next period

1. Complete metsec to walkway + 1 south elevation
2. Complete window installation to walkway + 1
3. Complete close up walls on Walkway+ 1 and start plastering
4. Screeding to mezzanine.
5. Start building walls on mezzanine
6. Start glazing and trimming windows internally
7. Install steels for link bridge (walkway level)
8. Rendering and tiling to boxing club
9. Radiator changeover in properties
10. Internal ventilation cleaning
11. Start fitting doors to lift lobby cupboards
12. Start installing cladding panels
13. Install Windows to boxing club

4. Design

4.1 Design Status

Area of design	Approved Y or N	Actions	Approval reqd by

4.2 Design queries – Request for information

Query	To be actioned by	Date answer reqd

5. Financial

5.1 Procurement summary – Packages placed to date

Package	Company	Date placed
General Labour	CSS Recruitment	2/6/14
Scaffolding	Access Solutions	2/7/14

Demolition	Acute Demolition	24/6/14
Mastclimbers	London Hoist	23/7/14
Façade – cladding & window	Harley Curtain Walling Ltd	25/7/14
Mechanical & Electrical	J S Wright	25/7/14
AOV system	J S Wright	25/7/14
Concrete cutting	Frog Diamond Drilling	23/7/14
Structural Steel	First Choice Fabrications	27/8/14
Asbestos Removal	Asmatt	2/10/14
Carpentry	SD Carpentry	10/11/14
Demolition	DBS Demolition (replacement for above)	15/1/15
Lift	Apex Lifts	12/2/15
Suspended ceilings & riser cupboards	SD Plastering	17/2/15
Drylining / Plastering	SD Plastering	17/2/15
Ventilation and duct cleaning	Swiftclean Ltd	19/3/15
Composite decks	SDP Solutions	27/3/15
Sports Flooring	MK Contracts Ltd	15/4/15
Flat Intenal Works – Window Trimming & Pipe Boxing	SDP Solutions	12/05/15
Screeding	SD Plastering	15/05/15

5.2 Packages still to be placed

Package	Required on site
Decorations	16/2/15

Tiling – walls and floors	23/2/15
Flooring – vinyl and carpet	16/3/15
Fireproofing / Intumescent coatings	27/4/15
Roller Shutters	13/7/15
Bricklayer	10/8/15
Garage doors	10/8/15
Signage	10/8/15
Ground works	10/08/15
Landscaping	10/08/15

5.3 Valuation summary

Contract Sum	£8,703,515.45
Gross Valuation	£4,781,149.74
Application this period – no.12	£1,223,149.74

5.4 Legal Department - Collateral Warranty

Company	Responsibility	Status
Studio E Ltd	Architectural design	Paper work being compiled by RML Legal Dept.
Curtins Consulting	Structural Engineer	
Harley Curtain Walling	Façade – cladding & windows	
J S Wright	Mechanical & Electrical, AOV	

6. Planning

See Appendix 1 – Planning Tracker

7. Building Control

Building Control were on site on Friday 15th May to inspect the top 3 floors for insulation, fire break and window installation on three elevation and has no adverse comments.

8. Statutory Authorities

Application form for UK Power Networks is now ready to be sent

9. Change control

10. RLO Matters

10.1 Access

Description	Qty		Comments
	L/H	TNT	
Flats accessed to date	7	82	13 now no access, 2 horders, 3 not happy refered to Claire, 6 asbestos
Flats still to be contacted	0	0	
Flats who have received first stage request for access	7	77	
Flats who have received second request for access		17	
Flats being dealt with by Client Team	6	11	13 now no 2 horders, 3 not happy refered to Claire, 6 asbestos
No. of confirmed no access – KCTMO dealing		31	

10.2 Communication – Letters issued within period
 Mast climber reminder-Heating appointments-coffee morning

10.3 Any other issues

2 people away, 4 waiting to call me to book in

11. Information Required

12. AOB

13. Schedule of Appendices

Appendix 1 – Planning Tracker

Appendix 2 – Drop line Programme



Windows and insulation being installed on the East elevation



Boiler room works well underway