

SITE INSPECTION REPORT



PROJECT:	Grenfell Tower	REFERENCE:	7654
SITE ADDRESS:	Grenfell Tower,	CLIENT:	KCTMO
MAIN CONTRACTOR:	Rydon	REPORT NO:	2
INSPECTOR:	Jon White	INSPECTION DATE:	12 December 2014

WEATHER CONDITIONS	Rain
Enter Temp (if <5 or >30degC):	N/A

RESOURCES				Labour (approx. quantity):	27
Trades on site:	No:	Trades on site:	No:	Trades on site:	No:
Site Manager	2	Plumbers	6	Electrician	1
Scaffolders	3	Bricklayers	3	Labourer	2
Painters	1	Trainee Site Manager	1	Project Manager	1
RLO	0	Diamond drillers	6	Gate man	1

Comments:	N/A
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Plant on site:	No:	Plant on site:	No:	Plant on site:	No:
Fork Lift	1	Skip(s)	1	Site Hut	4
Containers	5				

Comments:	N/A
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EXECUTIVE SUMMARY:

Note:
Due to change of designs the contractor estimated they are approximately 8-12 behind programme. (See programme implications below).

PERFORMANCE INDICATORS:

Key Performance Indicator:	Score (1-10)
Workmanship	7
Quality	7
Health & Safety	8

Assessment Bands:

1- 3 Consistently poor standards of quality/ workmanship recorded requiring immediate remedial actions and improvement measures.

4 - 6 Demonstrating inconsistency in achieving/meeting the required quality standards. Inconsistencies in performance evident. Responsive rather than pro-active approach to quality issues evident.

7 - 9 Satisfactory/above satisfactory performance being consistently attained, evidence of a reducing number of quality issues/concerns identified. Pro-active approach to the identification and resolution of defects/quality issues.

10 No defects/quality issues identified by Clerk of Works.

WORKS IN PROGRESS:**Note:**

Three elevations the mast climbers have been installed, with the other elevation awaiting low level demolition, with the setting out rods have been done.

M&E works have started pipework from the 1st floor up to the 20th floor, and the lobby pipework has been installed up to each flat, and all the associated core holes are in progress, cold water pipework has also been installed up to the 17th floor. No work has progressed in any properties, or plant rooms, except one pilot flat 145, which is being shown to all parties to be agreed.

PROGRAMME IMPLICATIONS:**Note:**

Rydon has issued a new contract programme, to Artelia with the details of the implications of the change of design of the windows, yet to be agreed? (Site manager on site was not sure on this issue).

With the change of design in the exterior cladding and size of the windows, the site manager was not sure of the programme implications. KCTMO confirm that approval is expected on 7th January 2015, so hopefully Rydon can order new windows on w/c 12th January 2015.

Also the property sizes of the flats has changed from 4 bedroom to 3 bedroom.

With all these changes and delays Rydon have estimated that the contract delay is between 8 to 12 weeks, which will be confirmed by them. So far Rydon have also confirmed that the manufacturing of the windows and cladding (Harleys), has not commenced yet, which has also been delayed. (On the contract programme site installation start on the 3rd November).

Rydon will submit a new contract programme when all the outstanding information is known.

REVIEW SITE INSPECTION LOG: BUILDING CONTROL**Note:**

Last building control site visit was 26th November.

RISK ITEMS (E.G. HEALTH & SAFETY, ETC.):**Note:**

Rydon has reported that no reportable accidents has happened this month.

There has been a few complaints regarding the existing lift lobbies being kept clean and tidy, Rydon to to keep any eye on this.

QUERIES / INFORMATION REQUIRED (DATE):**Note:**

See programme implications

SIGNATURE OF INSPECTOR:


JON WHITE

IMAGES

1. Walk way level, original floor level has been reduced down to slab level, ready for the sprung flooring.



2. Walk way level, block work is nearly completed.



3. Walk way level, block work wall finished.



4. Heating flow and return and water mains being formed to each existing lift lobby.

IMAGES



5. Walkway plus 1, partition all up one side ready for M&E 1st fix



6. Walk way plus 1, lift lobby, three concrete walls access has been cut out for permanent use.



7. Walkway plus 1, rubbish hopper has also been cut out ready for permanent use.



8. Ground floor site compound set up with containers and site huts



9. External east elevation



10. External south Elevation



11. External west Elevation



12. External north Elevation



13. Ground floor and Mezzanine floors works being demolition ready for steel floor



14. Ground floor and Mezzanine floors showing new lift lobby access formed

IMAGES



15. Ground floor three large concrete vent shafts have be demolished



16. Ground floor and Mezzanine floors, lift lobby access holes being formed



17. Flat 145 pilot, new position for the HRU to be placed adjacent to the front entrance door.



18. Flat 145 pilot, new rads fed from above the skirting (as apposed from the floor).



19. Flat 145 pilot, existing lounge



20. Flat 145 pilot, kitchen (new void kitchen fitted by KCTMO).