

SITE INSPECTION REPORT



PROJECT:	Grenfell Tower	REFERENCE:	7654
SITE ADDRESS:	Grenfell Tower,	CLIENT:	KCTMO
MAIN CONTRACTOR:	Rydon	REPORT NO:	3
INSPECTOR:	Jon White	INSPECTION DATE:	04 February 2015

WEATHER CONDITIONS	Fine
Enter Temp (if <5 or >30degC):	4

RESOURCES				Labour (approx. quantity):	31
Trades on site:	No:	Trades on site:	No:	Trades on site:	No:
Site Manager	2	Plumbers	4	Electrician	3
Scaffolders	3	Bricklayers	0	Labourer	2
Painters	0	Cladding Fixer	3	Trainee Site Manager	1
Project Manager	1	RLO	2	Diamond drillers	0
Gate man	1	Steel Erectors	3	Dryliners	2
Demolition	4				

Comments:	N/A				
Plant on site:	No:	Plant on site:	No:	Plant on site:	No:
Fork Lift	1	Skip(s)	2	Site Hut	4
Containers	5				
Comments:	N/A				

EXECUTIVE SUMMARY:

Note:

FIRE PROTECTION FOR THE RESIDENTS. - I asked the contractor about the fire procedure, whilst looking at the smoke detectors that they are going to move on each lift lobby floor. The contractor said these detectors were connected to a warning panel inside the concierge office. If a warning occurred then one of the concierge would physically inspect the area and alert the fire authorities if necessary. We have just demolished this office on the ground floor. So if a detector goes off is anyone alerted? Is this correct?
Due to change of designs to the cladding and change of layout to the flats, the contractor has now extended their finishing date to 23rd of October 2015. A new programme has now been issued to all concerned.

PERFORMANCE INDICATORS:

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


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:	
East and North elevations all the window brackets and mullions brackets have been finished, with the west elevation in progress with 50% complete. Walkway +1 50% electrical with mac handicap 30%. Boxing club M&E about 10% complete. Lift lobbies most mac handicap pipework complete upto each flat. No pipework has started inside the flats apart from the pilot. Demolition mostly complete apart from the lift shaft and the external concrete staircase. The pilot has had more works completed for the tenants and KCTMO to inspect, they include the new internal cladding around the new windows, and the new windows, and the sample of the pipe boxing in around the new HRU unit, adjacent the front entrance door.	
GENERAL:	
Note:	
Rydon has confirmed that the new windows should start on Monday the 2nd March 2015.	
PROGRAMME IMPLICATIONS:	
Note:	
Rydon has issued a new contract programme, with a new finishing date of 23 October 2015, with an time extension agreed of 11 Weeks, agreed by KCTMO, but costs not agreed yet. This programme is to be agreed and issued as soon as possible.	
REVIEW SITE INSPECTION LOG: BUILDING CONTROL	
Note:	
Last building control site visit was Friday 16th January 2015, and commented on the fire proofing the sockets (putty pads or similar), to the partition walls, and the fire proofing and acoustic details in the partitions. These will be inspected when work is carried out.	
RISK ITEMS (E.G. HEALTH & SAFETY, ETC.):	
Note:	
See executive summary, regarding the fire detection on each lift lobby. Rydon has reported that no reportable accidents has happened this month. I have asked Rydon to take particular care regarding cleaning up and removing extension leads when working on the internal lift lobbies.	
QUERIES / INFORMATION REQUIRED (DATE):	
Note:	
None at present	
SIGNATURE OF INSPECTOR:	 JON WHITE

IMAGES



1. Walkway +1 level, scaffold handrail has been fixed ready for the external certain walling to be removed, so the internal finished can progress.



2. Walkway +1 level, all partitions have been changed, to enable the units to be a 3 bedroom unit from a 4 bedroom unit. M&E has also now been changed to suit.



3. Walkway +1 level, lift lobby pipework progressing, well.



4. Walkway +1 level, 1st fix electrical to all the partitions progressing well.

IMAGES



5. Floor 14, sample lobby pipe cupboard is now being erected for KCTMO and residents to approve.



6. Floor 14, the original ceiling light is temporary being moved to the wall, as it clashes with the new ceiling soffit. New position is yet to be agreed. This includes the smoke detector in the lift lobby. This will have to be retested.



7. Walkway plus 1, external staircase and lift shaft being demolished.



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



9. Ground floor concierge office now being demolished.



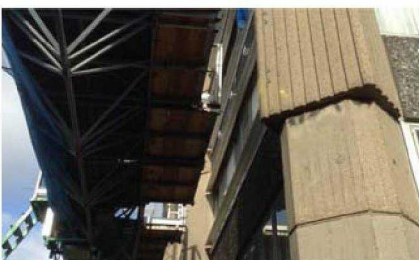
10. External south Elevation



11. External west Elevation



12. External north Elevation



13. West Elevation, brackets to windows and mullions now being fitted.



14. Walkway +1 portion wall being constructed, showing the fire detail.

IMAGES



15. Ground floor mezzanine deck steels being installed.



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



17. Flat 145 pilot, new position for the HRU to be placed adjacent to the front entrance door, pipes have now been boxed in.



18. Flat 145 pilot, new rads fed from above the skirting (apposed from the floor), and new sample windows and internal cladding that has now been approved.



19. Flat 145 pilot, existing lounge window



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