SITE INSPECTION REPORT

john rowan and partners

PROJECT:	Grenfell Tower	**REFERENCE:**	7654
SITE ADDRESS:	Grenfell Tower, Grenfell Road, London W111TQ	**CLIENT:**	KCTMO
MAIN CONTRACTOR:	Rydon	**REPORT NO:**	9
INSPECTOR:	Jon White	**INSPECTION DATE:**	24 April 2015

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

RESOURCES				Labour (approx. quantity):	54
Trades on site:	**No:**	**Trades on site:**	**No:**	**Trades on site:**	**No:**
Site Manager	1	Plumbers	10	Electrician	2
Scaffolders	3	Bricklayers	0	Carpenters	0
Labourer	2	Hoist Operator	0	Painters	0
Cladding Fixer	7	Plumbers	9	Trainee Site Manager	1
Project Manager	0	RLO	3	Diamond drillers	0
Gate man	1	Steel Errectors	0	Dryliners	9
Demolition	0	Lifting contractor	6		
Comments:	N/A				
Plant on site:	**No:**	**Plant on site:**	**No:**	**Plant on site:**	**No:**
Fork Lift	0	Skip(s)	1	Site Hut	4
Containers	5	Mast climbers	8	Lifting beam	0
Lifting hoist	3				
Comments:	N/A				

EXECUTIVE SUMMARY:

Note:

Rydon site staff say they are 5 weeks behind on the programme.
A marked up programme showing current progress on the site office wall would be useful to all parties.
The internal HIU's are progressing, and as the heating is due to be switched off on May 1st 2015, the heating second fix can also proceed at the same time, and maybe time could be caught up?
M&E works to the newly installed boilers works in the basement have now started.
Widows frames and cladding are progressing well, no glass has been fitted yet.
No external works have taken place on the South elevation except one of mast climber has now been erected, but it is not functional yet. The other mast climber is yet to be erected.
Rydon's are behind on the internal installations with only 39 HIU fitted up to today. So they have a remainder of 81.The number of NO ACCESS and refusals are currently 48. With Rydons trying to get 3 installs per 3 days, then a further 54 working days are required, providing access is provided. The delay to the internal works, need to be reviewed and a meeting needs to be set up, for all parties to get together and find solutions on how the works can catch up, with a recovery programme to be drawn up by Rydons.

PERFORMANCE INDICATORS:

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

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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 COMPLETED:

Note:

All area's are being worked in.

WORKS IN PROGRESS:

Note:

East and North & West elevations all the window brackets and mullions brackets have been finished. The South elevation has yet to start, one side of the climber has been erected last week, but has been condemned as it fails to work properly. This has caused a week delay in starting.
The cladding insulation has fire proofing and cladding rails has started on the West and North elevations only.
Lift shaft works have started two weeks ago, and architraves and fire stopping in progress.
South elevation the birdcage scaffolding has been erected for the structural works which has now started.
Walkway +1 90% electrical! with mechanical 1st fix completed 90%, and the slab has now been concreted.
Boxing club about 75% electrical, with mechanical very little has started. Lift lobbies mechanical pipework complete up to each flat.
39 units pipework and HIU's has been completed inside the flats, and approximately 70 electrical pre HIU work.
Mezzanine internal curtain walling has started to all low level floors.
The lift works have now started.

GENERAL:

Note:

At present Rydons have had no residents cancel any installation, just refuse.
Internal Electrical certificates need to be issued.

PROGRAMME IMPLICATIONS:

Note:

Rydon contract programme, has the finishing date of 23 October 2015. Rydons have verbally informed that they are currently 5 weeks behind this programme.
JRP, are still awaiting details of the excel spread sheet on the internal programme, to be given by Rydons.
Internal delays see note on Executive summary.
Approximately the boiler works are 4 weeks behind programme, AOV system 5 weeks behind programme, and the 1st fix mechanical HIU is approximately 4 weeks behind.
Rydons to discuss with all parties if time can be caught up, and a programme to catch up lost time could be agreed.

REVIEW SITE INSPECTION LOG: BUILDING CONTROL

Note:

Last building control site visit was Tuesday 22nd April.
Tony Batty has inspected the first partitions that can be covered up on Wednesday 25th March, and have been signed off.
J. White confirmed that when the cladding has been finished he requires notice to inspect this, especially the remedial works around the climber brackets, where the insulation, DPC, etc, can be inspected.

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

Note:

Rydon has reported that no reportable accidents have been reported this month.
Tool box talk on skill saw operation is being carried out on site at the time of the site visit.
In the basement plant room needs another fire escape, which has been requested by the KCTMO, and Rydons are working to provide this in the next couple of weeks.
Recently there has been a smell of gas in the basement, and KCTMO have been asked to look into their gas supply. See site photograph. Transco have been to site yesterday and gave found several small leaks, not on the incoming main, but on the internal pipework side. KCTMO to provide certification that the gas leaks have been repaired.

QUERIES / INFORMATION REQUIRED (DATE):

Note:

The plumbing contractor has said they are awaiting confirmation on the radiators they have put forward to be used.
The cladding contractor is awaiting the cladding details for the concrete parapet roof beam details which has yet to be agreed. This design must include for future maintenance that may require the use of abseiling techniques.
Previous queries issued on Tony. Batty report no 8 has yet to be answered. They include M &E start dates to be put on the programme, services to be sleeved or not? Bathroom ventilation should be cleaned out as spec, please confirm.

SIGNATURE OF INSPECTOR:	JON WHITE

IMAGES

Liteg mix being mixed up to make good around inside the lift frames.

South Elevation one side of the climbing mast has been erected only. The other side has yet to start. No cladding brackets or windows have yet started.

South Elevation birdcage scaffold and the concrete slab has now been poured. Works below to follow.

The ceiling ductwork to the HIU heating needs to be insulated to stop condensation.

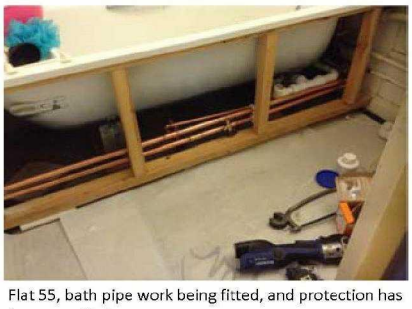
The DPC needs to be finished when the external hoist brackets are removed, the C of Works requires this to be inspected.

Flat 115 mechanical internal installation HIU has been installed.

Flat 115 crimped bends now being fitted, and has been installed.

Walkway +1 can Rydons confirm that no insulation is due to be fitted between the internal and external wall void. This seams like a possible cold spot?

Flat 55 mechanical internal installation HIU is being installed, floor protection has been fitted.



Flat 55, bath pipe work being fitted, and protection has been installed.

IMAGES

The boiler gas intake room in the basement showing the pipework that was leaking gas, that appears to have been repaired. KCTMO to confirm if this has happened.

The insulation is being installed on the external cladding.

The external cladding and widows will ALL need to be inspected, checking the frames, mastic, and the works around

West Elevation window have now started with 12 floors frames down on the outside elevations, and down 7 floors on the middle elevation.

The cladding parapet detail has yet to be agreed with all parties. This could affect the programme?

The specification calls for each bathroom ventilation grille and internal duct to be replaced. Rydons to inform all parties when this will start.

In the Basement plant room, the new three boilers and heat exchange plant are beginning to be installed,with the pipework and framing works being installed.

North Elevation the window frames have come down on average 14 floors down from the top.

Concrete slab to walkway +1, has now been poured.

East elevation showing on average 13 floors of windows frames been fitted from the roof down.

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