

GRENFELL TOWER



PROGRESS REPORT NO. 23

Report on Progress period 19/03/16 – 15/04/16



1. SUMMARY – GRENFELL TOWER PROJECT

Progress period	18 th March 2016-15 th April 2016
Contract commencement date	2 nd June 2014
Contract period	73 weeks (Inc 7 weeks EOT – cert. issued by Artelia 27/3/15)
Extension of Time (if applicable)	+10 wks – HIU location change issued 12/10/15 +20wks – AOV design change issued 12/10/15
Total weeks	101 weeks – Completion programme 21/12/15
Contract completion date inc. EOT	5 th May 2016 – Completion prog 21/12/15
Period expired	98 weeks
Period remaining	-25 weeks
Overall programme position	-1 weeks
Programme recorded against	Completion Programme Rev B
Anticipated contract completion date	13 th May 2016
Contract Sum	£8,556,133.00

Instructions issued to date	39
Instructions issued in period	0

2. FINANCIAL

- 2.1 Latest valuation submitted by James Clifton
- 2.2 Instructions awaited for the following:
- Replacement/refurbishment of bin chute & bathroom fans in roof space
 - Reduce dig & cart away excess make up in play area
 - Replacement of shallow perforated drainage in play area
 - Carrier drain to perimeter of basement
 - Waterproofing to basement
- 2.3 Additional instructions required for:
- Telephone link to nursery fire alarm
 - Fencing to close off old walkway entrance
 - Additional fencing to play area (if required)
 - Separate fire alarm system to basement with de-linking of boilers from main fire panel

3. HEALTH & SAFETY

- 3.1 Revised F10 issued by Dave Hughes 10/03/16 to extend project period to 27th May 2016
- 3.2 Accidents and Incidents

	In period	Total	Additional information
Accidents reported in period	0	3	
First Aid incidents	0	3	
Near Misses Reported	0	3	
Other incidents	0	0	

3.3 Safety Inspections in Period – See Appendix for current report

	In period	Total	Additional information
HSE Visits	0	0	
Client team	2	62	Based on C.O.W inspections
Rydon Safety Team	1	30	Safety Inspection 30/3/16 All items closed out
Other	0	4	

4.0 Progress

4.1 Progress on current activities

Please also refer to Appendix 1 for programme indicating progress line & overall section %

Activity & Summary	Target / Actual progress %	Progress in period %	+ or - weeks	Comments (Matters affecting progress, recovery solution, etc)
<u>External Works</u>				
Façade – Grid work, insulation and windows	100 /100			Complete
Façade – Cladding panels	100/99		-1	Remaining panels around walkway will be done from MEWP's. Difficult work around walkway

Remaining works are being completed from MEWP's
Bottom 4 floors still need to be inspected by COW
Last 2no Concrete GRC panels to be fitted
Sequencing is as follows – South, East, West and lastly North elevation

Landscaping			-1	Base course complete in play area. Waterproofing works in progress to west, north & east elevations. Drawings for road alteration works due to be sent to planners ASAP
<u>Remodelling of Lower Levels</u>				
Walkway+1 Floor				
Flat A (3 bed NW Corner) COW Handover de-snag in progress	100 / 98		-1	Handover wc 18/4/16.
Flat B (3 bed wheelchair NE Corner) COW Handover de-snag in progress	100 / 98		-1	Handover wc 18/4/16
Flat C (3 bed SW Corner) COW Handover de-snag in progress	100 / 98		-1	Handover wc 18/4/16

Flat D (3 bed SE Corner) COW Handover de-snag in progress	100 / 98		-1	Handover wc 18/4/16
Lift Lobby Rydon Handover Snag in progress	100 / 98		-1	Handover wc 18/4/16
Walkway Floor				
Boxing Club COW de-snag in progress	100 / 98		-2	
Flat E (2 bed SW corner)	100 / 25		N/A	Closing up wc 18 th April
Lift lobby	100 / 25		N/A	Electrical works wc 18 th April
Mezzanine Floor				
Flat F(2 bed NW Corner) Rydon Handover Snag in progress	100 / 95		-1	COW Inspection wc 25/4/16.
Flat G (2 bed NE Corner) Rydon Handover Snag in progress	100 / 95		-1	COW Inspection wc 25/4/16.
Flat H (1bed W Elevation) Rydon Handover Snag in progress	100 / 95		-1	COW Inspection wc 25/4/16.

Flat I (2bed SW Corner) Finals in progress	100 / 95		-1	COW Inspection wc 25/4/16.
Store Room (formerly Community Room)	0 / 0		N/A	Currently the site office. Main works programmed for end of project
Ground Floor				
Nursery Area Area cleared of surplus materials and works progressing	100 / 90		-1.5	Rydon Handover Snag in progress
New Community Room 2 nd fix in progress	100 / 80		-	Decoration & 2 nd fix in progress
Entrance lobby area	100 / 100			Open
M&E				
AOV system System partially commissioned and witnessed by Matt Smith 17/3/16	100 / 95		On time	2 nd floor shaft altered / sealing works to lift lobby done also
Dry Riser	100 / 100			Completed – except for fitting of doors to 2 nd floor
<u>Internal works within existing flats</u>				104 flats handed over
Door Entry	120 / 120			Completed (alterations to fire brigade drop down switch)

Gas Vents	35/ 120			All vents on site and bookings being made – 5 per day current rate

4.2 Exceptional Adverse Weather

Days in period	Dates in period	Total to date
0	N/A	11

High winds have prevented mast climber & MEWP access being used on these 11no. days. Lost time for our façade contractor

5.0 Design

5.1 Outstanding Areas of Design Status

Area of design	Actions	Approval reqd by
Road Works to front of block	Drawings sent to Amy Peck	

5.2 Design queries – Request for information

Query	To be actioned by	Date answer reqd
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N/A		
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5.3 Outstanding Material choices

Area / Item	Action	Client Decision required by
N/A		

6 Legal

6.1 Legal Department - Collateral Warranty

Company	Responsibility	Status
Studio E Ltd	Architectural design	Complete – awaiting approval from KCTMO
Curtins Consulting	Structural Engineer	
Harley Curtain Walling	Façade – cladding & windows	
J S Wright	Mechanical & Electrical, AOV	

6.2 Resident Issues

61 – Claire dealing with issue of decoration costs to hallway
 Mould to bathrooms in 161- issue is that roof fans did not work for approx. 2 weeks – awaiting instruction from client for refurbishing/replacing old fans.
 Bookings being arranged for gas vents / hot water adjustments

7 Planning

Condition 13 (KALC project) still to be discharged – drawings amended following consultation

8 Building Control

Visit from John Allen on 24/3/16 – observations have been actioned
 Neither John Hoban or Paul Hanson can attend Extract System witnessing so it will need to be rearranged for wc 25/4/16

9 Statutory Authorities

Last electric meter to be arranged for flat 6

10 RLO Matters

- 10.1 126 Flood Claim to be concluded – see section 6.2
- 10.2 Bookings being arranged for gas vents / hot water adjustments

11 AOB

12 Schedule of Appendices

Appendix 1 – Completion Programme Rev a 8/3/16 with progress line
Appendix 2 – Rydon Safety Report 30th March 2016
Appendix 3 – M&E tracker with Rydon comments