

SITE INSPECTION REPORT



PROJECT:	Grenfell Tower	REFERENCE:	7654
SITE ADDRESS:	Grenfell Tower, Grenfell Road, London W111TQ	CLIENT:	KCTMO
MAIN CONTRACTOR:	Rydon	REPORT NO:	14
INSPECTOR:	Jon White	INSPECTION DATE:	16 June 2015

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

RESOURCES				Labour (approx. quantity):	48
Trades on site:	No:	Trades on site:	No:	Trades on site:	No:
Site Manager	4	Plumbers	10	Electrician	2
Scaffolders	0	Bricklayers	0	Carpenters	2
Plasterers	2	Labourer	3	Hoist Operator	0
Painters	0	Cladding Fixer	7	Lift Operators	0
Duck Work Fitters	0	Trainee Site Manager	1	Project Manager	1
RLO	1	Window trimmers	6	Gate man	1
Flue engineers	6	Dryliners	0	Cleaners	2
Lifting contractor	0	Ventilation cleaners	0		

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	6	Mast climbers	8	Lifting beam	0
Lifting hoist	3				

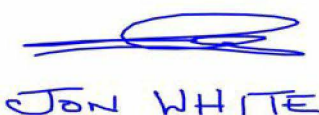
Comments: N/A

EXECUTIVE SUMMARY:

Note:

Rydon indicated at the site meeting today they are 12 weeks behind on the contract programme. At the site meeting a recovery programme was issued and this will, accordingly to Rydon's, pull back the lost time to enable the contract to finish on time 23rd October 2015. Rydon's to mark up the both programmes at the next progress meeting to show current progress. M&E works to the newly installed boilers works are proceeding well in the basement, but is still 17 weeks behind. Rydon's are progressing with the tendered detail of the top roof new cladding details and panels are being procured. KCTMO to confirm to all parties if this will change due to CDM comments. The North West and East external elevations windows frames is approximately 90% complete, but the infill panels and corner panels have yet to start apart from the pilot panels fitted last week. South elevation has just started with the fitting of the cladding bracket. Rydon's are behind on the internal installations with 72 HIU's fitted up to Tuesday 16th June 2015. So they still have a lot to do. The number of NO ACCESS and refusals are has not really changed and is currently 32. A meeting to address all the delays is taking place after the site meeting today.

PERFORMANCE INDICATORS:	
Key Performance Indicator:	Score (1-10)
Workmanship	7
Quality	7
Health & Safety	7
<p>Assessment Bands:</p> <p>1- 3 Consistently poor standards of quality/ workmanship recorded requiring immediate remedial actions and improvement measures.</p> <p>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.</p> <p>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.</p> <p>10 No defects/quality issues identified by Clerk of Works.</p>	
WORKS COMPLETED:	
<p>Note:</p> <p>The internal lift works have been handed over on Wednesday 20th May 2015 to KCTMO. All area's are being worked on. The pilot Flat 145 was shown to all parties and residents on Thursday June 11th June. This has now been approved by KCTMO.</p>	
WORKS IN PROGRESS:	
<p>Note:</p> <p>East and North & West external elevations are approximately 75% complete. Internal glazing and removal of the old windows and frame has now started. 9 flats have been completed, but not signed off. Walkway +1 90% electrical with mechanical 1st fix completed 90%. The ceiling plasterboard has been inspected by Tony Batty and been started to be fixed. All of the external windows have also been fitted. The partitions have now started to be finished off around the window frames. The first cladding infill panels have now been fitted and production has now started. The 1st panels are to be deliver in the next two weeks. In 72 flats, the pipework and HIU's has been completed and approximately 79 electrical pre HIU work. No access flats at present total 32, which includes refusals. Walkway level internal curtain walling has been fitted and glass installed apart from the South elevation. M&E progressing well in the basement. Boilers and 1st fix in progress, although this is some 17 weeks behind programme.</p>	
GENERAL:	
<p>Note:</p> <p>It would seems a good idea now the radiators have been resolved, that they could be installed at the same time as the internal windows? This would minimise the tenants disruption, and make easier for Rydons. Still the gas supply to the boilers has not started yet, but the scaffolding for access is in.</p>	
PROGRAMME IMPLICATIONS:	
<p>Note:</p> <p>The main problem with the ongoing works has been identified as the statutory authorities connect of the power. Nine new connections are required together with individual meters etc. Rydons must get the orders out, details agreed and payment to these companies as URGENTLY as possible to minimise any delays. Rydons to report to all parties regularly on the progress of this. The contract programme has the finishing date of 23 October 2015. Rydons said they were now 12 weeks behind programme. A recovery programme has been presented at todays site meeting, showing catching up lost time with no change to the contract finishing date. A cut off date for the no access problems, is to be agreed by all parties very soon and these properties will be removed out of the contract. The South elevation external setting out and brackets has now started and is a long way behind the other elevations.</p>	
REVIEW SITE INSPECTION LOG: BUILDING CONTROL	
<p>Note:</p> <p>Last building control site visit was the same as before Friday 15th May 2015. The only observation was that further details of the cladding fire breaks were required. Rydon to confirm if they have done this. J. White will start inspecting the cladding externally and Rydons to give one weeks notice. The internal window works are due to start when the capping/crown detail has been agreed. Tony Batty, C of W continues to monitor the M&E installation.</p>	
RISK ITEMS (E.G. HEALTH & SAFETY, ETC.):	
<p>Note:</p> <p>Rydon has reported that no reportable accidents have been reported this month. No visits from HSE Rydons Internal HSE visited site yesterday, and an Excellent. Rydons to improve and make sure barriers are installed where all internal lobby works are in progress.</p>	

QUERIES / INFORMATION REQUIRED (DATE):	
Note:	
<p>The new radiators sizes has now been agreed. This is now going to commence when the radiators arrive next week. Rydons are proceeding with the cladding details for the concrete parapet roof beam details, as original tender. It was noted that the new window installation includes trickle vents. These are difficult to reach. Rydons to forward costs to install a pulley or a system to open and close these, as soon as possible.</p> <p>Whilst walking around site on my last inspection with very high winds, the new kitchen extract fan rattled and are very noisy. Could Rydons comment on this please and see if a wind free fan could be used?</p>	
SIGNATURE OF INSPECTOR:	 JON WHITE

IMAGES



All the Birdcage scaffolding above the existing boilers has been installed, for high level new service pipes is progressing.



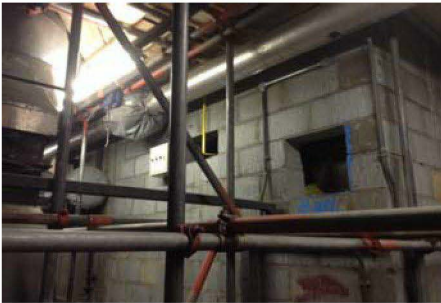
South Elevation both of the climbing masts are in use. The setting out has started, and the brackets has started Monday 15th June.



Flat 101 has just been installed, but the trims are missing. Please fit asp.



Flat 145, internal window trimming has been finished and KCTMO has agreed the finish. As from today 9 flats have been finished, including old frames out, new glass and trims fitted.



The new gas mains to the new boilers is yet to commence.



Basement high level pipes and valves, and flues have been done above the new boilers, only, and scaffolding has been dismantled.

IMAGES



The query the new trickle vent appear not to have any pulley system or even a rod to open the vent. Rydon to give a cost for this.



Internal lifts have been handed over to KCTMO (Weds 20th May 2015).

Floor number indicators to be fitted in each lobby to fit the change of floor numbers.



A sample of the infill panels has now been fitted, and the protection tape to be removed soon.



Flat 145 pilot the kitchen window and fan has been fitted. Noticed the fan draft shutters are quite noisy, can this be improved? Rydon's to comment please.



The new lounge radiators sizes, and back board have been fitted in the pilot. An instruction to commence is now going to be issued by Artelia as this has now been agreed. Radiators expected to be delivered next week. Rydon's to drain down existing heating pipes and cut off flush with the floor.



Walkway + 1, all of the windows and frames have been installed, (except some that had to be altered), and the reveals and partitions can be finished off.



Walkway +1 ceiling grids and services fitted, door sets and partitions being finished off, ready for tape and jointed shortly. Some ceilings have now been fitted.

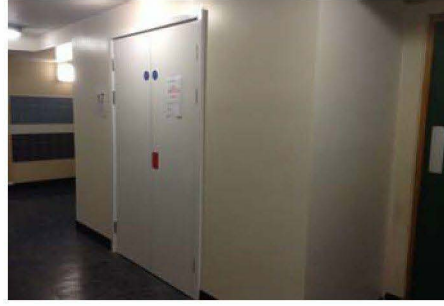


West Elevation window have now started with all the elevation 20 floors down with the window frames, and walkway +1, no infill panels or columns yet started.

IMAGES



Rydons are proceeding now with the original tendered design, for the cladding parapet detail.



The lift lobby sample of the cupboard and doors, and finish has been completed on the 17th floor.



A total of 63 no off existing bathroom and WC ventilation ducts have been cleaned and new cover has been fitted.



North Elevation the window frames have come down all the way to 20 floors down from the top. Bottom brackets have now started to be fitted, and gazing to the walkway + 1 level has also been finished, and infill panel to one section between the 1st and 2nd floor has been fitted.



The ground floor level, no partitions and no M&E has progressed yet.



East Elevation the window frames have come down all the way to 20 floors down from the top. Bottom brackets have now started to be fitted and gazing to the walkway + 1 level has also been finished. No infill panels have started.