

WORKS PROGRESS REPORT for KCTMO GRENFELL TOWER - No 5

Project Name / Address	KCTMO Improvements and Enhancements to Grenfell Tower		Ref. 7654
Client	KCTMO	Project Manager	Claire Williams
Week Commencing	02/03/2015	Main Contractors	RYDON
Contract Commencement Date	02/06/2014	Contract Completion Date	04/09/2015 (Might be 23/10/15 showing a 7 week delay) yet to be agreed

OVERVIEW

M&E related workers (boilers installation, pipework, hole drilling)	4	There are 3no mechanical and 1no electrical
Total	4	

KPI	Scale 1 to 10	Comments
Workmanship	7	See comments in photo section of this report, there are still open ended pipes. ALL open ends will require inspecting and capped off accordingly.
Quality	7	See comments in photo section of this report.

Flats currently opened	0	
Flats handed over	0	

CoW Name TONY BATTY & JOHN WHITE

PROGRESS REPORT

ISSUES

- New programme submitted, yet to be agreed
- Access to existing services within the flats to be resolved (Mini programme issued by Rydons) This appears to be optimistic
- Stool pieces fitted for expansion bellows positions, to be removed after pressure testing
- There are no M&E start dates shown on the program for the all of the external works items numbered 29 to 106 are these elements to be included within the dates shown? THIS ITEM HAS NOT BEEN ANSWERED
- Previously reported items from our December and early January reports have been addressed, however open ends are still being left, this needs to be addressed
- From the item 3.1.1 shown below extracted from the site meeting report no3, the services are NOT sleeved, are they going to be sleeved or not? STILL NOT ANSWERED

3.1.1

No sleeves fitted to services – *Services will be insulated through the slabs and **sleeved**/fire stopped as appropriate when this has been carried out.*

- Aerial cabling has been attached to lighting and power cabling, this requires segregating
- When viewing the MI for the HIU'S there are a few items which need to be adopted by

Rydons, these are found in section 3.1 "Corrosion protection", section 4.1.1 "Clean and rinse", section 4.2.1 "First fill", 4.2 "Switch off pump, Running pump bi-weekly, and Electronic controller" and section 7.1.5 "thermostats to be set for minimum"

These items are by no means extensive but extracted from the MI by way of advice only

PROGRAMME IMPLICATIONS:

- Comments on previously issued reports still stand
- A revised program has been submitted by Rydon dated 23-01-15 which cannot be used to track progress of the M&E installation as there are no M&E items except 33 to 40 and 44 to 49 which have yet to be started? Yet the walkway +1 has M&E 1st fix started, where are the item lines for this element of works?

Implications being that there is a delay in starting the flats 1st fix in January 2015,(this appears to have been revised to 3rd March 2015.

This is based on the revised programme dated 23-01-15 the Clerk of Works will require a more detailed programme in order to report on a more accurate basis.

At present the Clerk of Works can not report if the works are ahead or behind programme, but only report at the moment that there appears to be a significant delay to the overall contract.

RISK ITEMS (EG HEALTH & SAFETY, ETC)

None

QUERIES / INFORMATION REQUIRED:

Query / Information:

Date Required

Main Programme of works (revised)
Programme of works, within flats
A more detailed programme required

Received
ASAP
ASAP

SIGNATURE OF INSPECTOR:

Tony Batty

Distribution

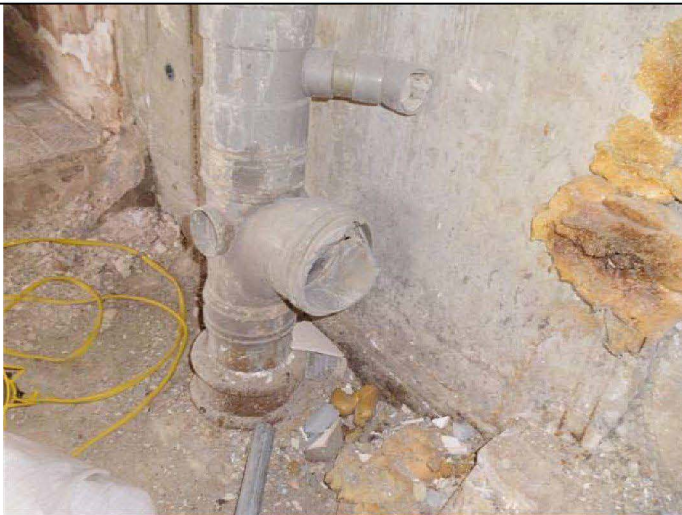
Contract Administrator





Client



Site Photographs 10no



Existing soil and vent drainage has open ends		Existing soil and vent drainage has open ends	
Existing soil and vent drainage has open ends		Aerial cabling has been installed into lighting and power cabling runs	
Aerial cabling has been installed into lighting and power cabling runs		Existing soil and vent pipes within the dry lined walls will require acoustic insulation	
Existing soil and vent drainage has open ends		Ventilation fire sleeve is NOT within the fire wall and these need to be mechanically secured with the	

			angle brackets shown on the fire sleeve	
				
	Existing soil and vent pipes within the dry lined walls will require acoustic insulation		Existing soil and vent drainage has open ends	