

WORKS PROGRESS REPORT for KCTMO GRENFELL TOWER - No 4

Project Name / Address	KCTMO Improvements and Enhancements to Grenfell Tower		Ref. 7654
Client	KCTMO	Project Manager	Claire Williams
Week Commencing	26/01/2015	Main Contractors	RYDON
Contract Commencement Date	02/06/2014	Contract Completion Date	04/09/2015 (Might be 23/10/15 showing a 12 week delay)

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	4	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	6	See comments in photo section of this report.
Health & Safety	7	

Flats currently opened	0	
Flats handed over	0	

CoW Name TONY BATTY

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? 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.

- Socket outlets are NOT being installed correctly (see attached photos)
- Cabling is NOT being supported correctly

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 accept 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

Received
ASAP

SIGNATURE OF INSPECTOR:

Tony Batty

Distribution

Contract Administrator





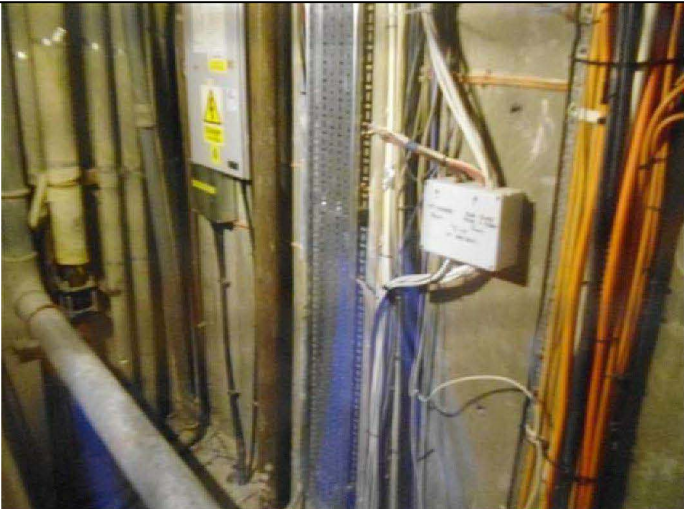



Client



Site Photographs 12no

				
	There are still domestic services which require connecting up from the relocation of the smoke heads, this occurs on various floors		Existing slab in basement to be extended for new PHE and buffer vessel, structural engineer to sign off point loadings, not cast yet	
				
	Cabling for relocating the smoke heads has clips removed (by others) these need to be re-clipped as required, this occurs on various floors		Blank plate has not been secured or sealed, after relocating smoke head	
				
	Cable support brackets are NOT being used correctly		Cable support brackets are NOT being used	

			correctly	
				
	Cable support brackets are NOT being used correctly		Double boarded walls are being gouged out to fit back boxes, this practise must stop, if these walls are fire rated then putty pads will be required to maintain the integrity of the fire rated walls	
				
	ALL open gaps are to be wrapped and sealed on insulated services		Timber Patrice's are NOT being secured correctly on the dry lined walls	
				

	1 st fix containment started in electrical riser		ALL cabling must be clipped at low level and not left loose as shown in photo	
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