

TESTING, COMMISSIONING & WITNESSING TRACKER

RESIDUAL SNAGGING ITEMS FROM M&E REPORTS


GRENFELL TOWER

(Tracker Revised) Date: 01-04-16

Testing, Commissioning & Witnessing Tracker	Witness Date	Comments
Communal M&E Systems:		
Lifts & Controls (inc lift grounding)	TBA	Both lifts require cleaning down, cars & panels inspecting for damage and witnessing for correct operation
CCTV	16-03-16	HD Monitor missing and cabinet to earth bond
Door Entry Systems & Controls	16-03-16	Completed
Telephone & Data Systems	TBA	Is BT line connected up?
Air sensors on stairwells	29-02-16	These need to be relocated to avoid damage
External Lighting	13-05-16	Column lighting and 2no heads to be installed, not ready yet
Internal Communal Lighting	16-03-16	Lighting operates via a photocell drop lights would not come on and stairwell lights would not go off
Internal Communal Emergency Lighting	16-03-16	Completed
Fire Alarm System for AOV	16-03-16	The existing detectors are not connected to this system (see note below)
Existing Fire Alarm System	TBA	<p>Dave</p> <p>I confirm that I do not believe it to be necessary to provide a fire alarm in the hub room. I also confirm that it would only be necessary to monitor the fire alarm system in the nursery in the interests of property protection as I do not believe that it is a life safety issue. With regard to the basement, I do not see any point in linking the fire alarm to the main panel as there will not be anyone on site to respond to it</p> <p>Kind regards</p> <p>Terry</p>
Meter Reading systems - Water	16-03-16	Completed
Meter Reading Systems - Gas	16-03-16	Completed
Sound insulation	16-03-16	Completed
Meter Reading Systems - Electric	16-03-16	Completed
Labeling + insulation within	23-03-16	Inspected and works have NOT been attended

service risers		to
Existing Flats – Gas Vents, New Extract Fan back damper blades to be installed, and adjustment of domestic hot water	11-03-16 to 13-05-16	
Extract Fan back damper blades	11-03-16 to 13-05-16	<p>Hi Alan</p> <p>Following our conversation yesterday, I'm disappointed to say that the prototype back draught shutters have not worked at Grenfell Tower.</p> <p>As discussed previously, we fitted the 15no sets of rubber back draught shutters into fans where they had been removed due to complaints from the residents. Following the high winds at the weekend, we went back and investigated whether they'd solved the noise issue.</p> <p>When we opened up the fan casings, we found that the wind has dislodged the shutters– please see attached photos. I assume that this happened as the shutters are too flexible. It might have worked if the spine was still rigid plastic.</p> <p>Did Nuaire do any wind load testing on the shutters prior to sending them out, or were we the test site?</p> <p>Unless Nuaire can make a rubber shutter with a rigid spine, I think the only solution which will satisfy the COW/client team is to swap the external grills for cowls.</p> <p>Please can you discuss with Nuaire urgently and let me know Nuaire/JSW's next move – we had hoped to be resolving the issue in one weeks time when we start revisiting flats to fit the gas vents.</p> <p>As stated by Steve Blake, this is JSW/Nuaire problem to solve – however we will help where we can.</p> <p>Kind regards</p> <p>Dave</p>
Flats 2,3,4,5,7,8,9,& 10	13&20-04-16	
Nursery	20-04-16	
1 st & 2 nd floor lift lobbies	13-04-16	
Community Room + Hub Room	13-04-16	
Boxing Club	22-03-16	Report issued to Rydon's for actioning

Boxing Club Changing Room	06-04-16	
Nursery Roller Shutters	13-04-16	Winding mechanism cannot be accessed due to being covered up by concrete columns
BMS & Boilers etc	23-03-16	Completed
AOV (Partial Witnessing Only)	17-03-16 FINAL WITNESSING 18-04-16	Part Completed by Max Fordhams, last AOV damper requires installing then FULL witnessing required and DB level report to be issued.
Enviromental Ventilation System	TBA	T&C'S to be inspected, and DB level report to be issued Note: DB levels were found to be too high and urgent action is required before witnessing can be carried out
Central Plant & Distribution Systems:		
Booster kit Commissioning	23-03-16	Booster set is running 24/7 and constantly trying to maintain 2bar pressure, assumed that existing valves are passing and if not addressed will shorten the life of the pumps
Boilers	23-03-16	Completed
Supply & Extract fans	23-03-16	Completed
Carbon monoxide detection	23-03-16	Completed
Heat meters	16-03-16	Readings are to be verified
Heating controls	16-03-16	Completed
Radiators	16-03-16	Completed
Hot water draw offs	16-03-16	Hot water temperatures are still low and are to be checked
HIU'S	See dates shown right	Most Flats Completed (104/120), the remaining HIU'S are as follows: 1) Nursery 20-04-16 2) Boxing Club 06-04-16 3) Community Room 13-04-16
Pressurisation Units	23-03-16	Completed
CWST's within the Roof top tank room	16-03-16	Ball valve is passing on one of the tanks and is to be inspected and corrected as required. On Max Fordhams report within the ER'S there is tank no5 which requires cleaning (refer to report) Additional Note --- Back contamination of 22mm MCWS is at risk from F&E tank
O&M Manuals	19-04-16	Hard copies of Manuals to be on site for checking 19-04-16
Outstanding Items from Site Reports	Date of Report	

No sleeves fitted to services – <i>Services will be insulated through the slabs and sleeved/fire stopped as appropriate when this has been carried out.</i>	19-02-15	Conclusion required
There is no reason for this dead leg, pipe work could have been run horizontal	25-08-15	Conclusion required
Heating coil requires protection in two areas to avoid impact damage	03-11-15	Conclusion required
Toilets and Bin store extract fans to be cleaned/replaced yet	10-12-15	Conclusion required
Service risers have pipes which have not been insulated	22-02-16	Conclusion required
Service risers have pipes which have not been labelled	22-02-16	Conclusion required
Service risers have doors which have no fire seals fitted	22-02-16	Conclusion required
Trunking lid and cap ends missing from inverters in basement	29-02-16	Completed
Extract grilles to be installed in Boxing Club	29-02-16	Completed
Air sensors fitted on stairwells are being used to dump used cigarettes, and when stairs are cleaned down rubbish ends up on top of them, should be relocated	07-03-16	Conclusion required
Rain sensor to be witnessed	16-03-16	Conclusion required
Lux Levels within the flats	23-03-16	Living/Dining room 200 Kitchen 300 Bathroom 150 Corridors 150 Readings taken and all lux levels were found to be too low, urgent action required to rectify before CoW inspections can take place
Entrance Lobby Items from Witnessing Report no 39 to be cleared	16-03-16	 RE Grenfell Tower Site Report No39 REPLY.htm
Contract current status	18-03-16	Flats handed over to date 104 Flats ready for TMO handover 13 Flats with outstanding /ongoing works 3 Communal Lobbies handed over 20/20