



Construction Team Update
JUNE 2021





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Current Status On Site

During June:

Block B

SFS and Glasroc weather board has been completed to the external envelope, windows and glass floors are installed now down to level 3. Internal walls have been inspected and can now be closed in on Level 9, 8 and 7, MEP 2nd fix complete on levels 9, 8, and 7 and plywood pattresses have been installed in the walls ready for fixtures and fittings. Taping and Jointing of the walls have begun together with firestopping of all walls and service holes. Central Core Blockwork has been completed. Roof outlets have been completed and connected to under slab drainage.

Block C

All floors have now been concreted, the roof membrane is ongoing, intumescent painting to the structural steel is continuing, SFS to the perimeter walls has commenced

Block D

Groundworks will commence on the pile caps on the 05/07/21 with steel scheduled to commence at the end of August



Planned works in the next period.

Block B

Continuation of closing in all the walls to the upper floors, taping and jointing to the upper floors then mist coating the walls. Commence installation of the showers and baths and the installation of kitchens all to the upper floors. Floors 6 to 2, MEP will continue, and walls will continue to be closed in. Multi Utilities will commence both outside the boundary and inside the boundary

Block C

Continuation of Intumescent painting, continuation of SFS to the perimeter, commence Glasroc Boarding to the SFS, installation of the mast climbers and hoist. Commencement of service holes, completion of the roof and mansafe installation. Commencement of Internal underground drainage.

Block D

Continuation of pile caps and beams, installation of holding down bolts for steel frame.



Design works

The consultants engaged so far are:

Fletcher Rae Architects

A team of 5 directors, architects and technicians from Fletcher Rae are actively involved in the project. Tender information has been provided to test the market and construction drawings and specification issued for construction purposes. As Lead Designer, Fletcher Rae are coordinating the design.

SWF Consulting Ltd

SWF were engaged in November 2019 to provide civil and structural engineering services, working alongside the Architects, MEP Consultants and Sourced Development to progress the civil & structural design. SWF provided suitable design and drawings to satisfy one of the pre-commencement planning conditions, as well as United Utilities' approval the drainage scheme. They have also provided design and drawings for foundations and the superstructure steelwork frame.

Tier Environmental Services

Completed Phase 2 ground investigation work and issued their report, which was submitted to Salford City Council. The findings of the report informed the design of the piles and foundations of Block D.

Earth Environmental & Geotechnical

Engaged to assess ground gases and a remediation strategy, all of which were completed and submitted to Salford City Council. The findings of the report were to the satisfaction of Salford City Council to enable the discharge of pre-commencement conditions.

QED – M&E Designers

Responsible for the design of all the electrical, plumbing, extract and supply ventilation systems, above ground drainage systems and all other elements of the incoming services.

Sourced Development Group – Principal Designer/CDM

SDG have appointed an in-house principal designer. The pre-construction information pack, produced by the previous Principal Designer, has been reviewed and found to be adequate for the project and issued to Sourced Construction Group. Vernon chairs all the design and subcontractors' meetings and, therefore, perfectly placed to assess and advise on Designer's responsibilities and duties regarding Health & Safety.

Omega Fire/BB7

Working as a specialist alongside all other designers to ensure that the overall design satisfies all relevant regulations and requirements. Omega Fire have been liaising with Fletcher Rae and QED and issued an updated report.

Building Control

Building Consents Ltd have been employed to carry out all necessary plan checks and to work alongside the other designers to ensure that all required building regulations are achieved. Their details have been forwarded to Helix to arrange for site inspections at regular intervals.

AEC Acoustics

Working alongside the architects and other designers to ensure that the acoustic properties of the development satisfy the standards required. They have issued their report, which will inform the final specification of the external façade.

Indigo/WSP Planning Consultants

Involved with the project over the last six months, coordinating and collating all necessary information for submission and discharge of pre-commencement conditions, Section 73 and validation report now submitted to SCC

PGLA Landscape Architects

PGLA have been appointed to provide full design and details for the Car Park podium roof, as well as the overall site's soft and hard standing areas. Proposals now firmed up for podium and first element of the section 278 works for Block B



Status of existing design

Architectural

Fletcher Rae have progressed their design for Blocks A, C, D and E, as well as the Car Park, and have been liaising with the rest of the design team with exchange of models and CAD files.

Fletcher Rae have issued a full pack of construction information for Block B and C and are addressing site queries from the Principal Contractor.

Building setting out and general arrangement plans, fire strategy and internal partitions layouts for Block C, have been issued for construction purposes.

Block D design has been finalised and is now fully coordinated with the Structural Engineer's and MEP Consultant's layouts.

Block A design is being coordinated with SWF Consulting and QED, with input from the Fire Engineer.

The Car Park layouts have now been fully coordinated with the Landscape Architect and Structural Engineer, Construction drawings will be issued shortly

External landscape details have been reviewed and commented upon by Fletcher Rae and incorporated into the design



Status of existing design

Civil & Structural Engineering

SWF Consulting visited site to inspect Block B upper floors' concrete being poured and commented on SFS subcontractor's design.

All Block C construction information, including drainage, sub structure and superstructure, has been issued to the Principal Contractor. A full set of calculations, for Block C, has been issued to the appointed independent Building Control for approval.

A full set of superstructure layouts and drainage information for Block D for construction purposes, pads and beam details have also been issued

A set of first and second floor steelwork and slab layouts have been issued for the CAR Park, with the foundations to follow shortly.

SWF have been liaising with Highways S278 works have now been submitted to SCC for review and sign off



Status of existing design

MEP Engineering

QED have been liaising with Fletcher Rae to agree the pop-up locations, for Block C, to inform the below ground drainage design by SWF. They have, also, issued a full set of their performance mechanical and electrical drawings and specifications for this block. QED have been co-ordinating the on-site design development stage for the final fit out to Block B

Having developed the design and details of the perimeter walls, SAP calculations and overheating assessments have been revisited and improved results provided for Block C.

A set of mechanical and electrical drawings, as well as overheating calculations and SAP analysis, for Block D have been issued. A copy of the mechanical and electrical specifications to follow, shortly.

QED are now coordinating the pop-up locations for Blocks A & E as well space planning of the services to allow steelwork penetrations to be finalised, they are also now design the car park M&E strategy

QED have now been appointed by our MEP contractor to provide a fully coordinated design

QED have been attending design team meetings and workshops with the rest of the design team.

Plans for the next period

Issue drainage pop up location drawings for Block D as well as for the Car Park.

Work with the construction team on closing out design development and technical details.



On site construction images



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