



## CLIENT

**Westminster Park Ltd**

## PROJECT

**Westminster Park Block A**



## Monthly Construction Progress Report



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## **Construction Progress Summary.**

### **Design Summary.**

- Substation design has been confirmed and construction is complete. Doors and vents on order. Expected on site in 4 weeks.
- Ground floor general arrangement has been agreed and final drawing issued following input from Fire Consultants.
- External Landscaping design updates have been drawn up by Paul Gray Landscaping in coordination with Footprint Architects. Awaiting approval from planning for the external paving material proposed. Footprint are chasing them daily.
- Update requested from Electricity Solutions regarding the legal process.
- PSD have applied for the incoming water connection.

### **Construction Summary/Progress Chart.**

No	Process	Completion %
1	Concrete sub structure	100
2	Steel frame assembly	100
3	Column Grouting	100
4	Met dec	100
5	Concrete floor	100
6	Below ground Blockwork	100
7	Drainage below ground slab	100
8	Drainage connection externally	100
9	Lift pit	100
10	Slab prep	100
11	Fire paint to the steel frame	90
12	SFS	100
13	Weather board	100
14	Windows	85
15	EPDM	85
16	External brick	80
17	Internal block walls	95
18	Lift shaft and risers	95
19	Metal grating to the Soke shaft floor	100
20	Walls 1 <sup>st</sup> fix, corridors party and risers	100



21	Firestopping; follows no 20&22	80
22	M&E Distribution	95
23	Pattress install	100
24	Lightning conductors	80
25	Roof works	95
26	Internal walls 2 <sup>nd</sup> fix	85
27	M&E 2 <sup>nd</sup> fix inc sprinklers	35

## Program.

Bevington Bush Block A	314 days	Fri 21/01/22	Fri 28/04/23			
Design period	40 days	Mon 24/01/22	Fri 18/03/22	design period		
site set up	10 days	Mon 24/01/22	Fri 04/02/22	site set up		
<b>Construction period</b>	268 days	Mon 28/03/22	Fri 28/04/23	<b>construction period 13 calendar months</b>		
Ground clearance	10 days	Mon 24/01/22	Fri 04/02/22			
<b>substructure</b>	20 days	Mon 28/03/22	Tue 26/04/22	substructure/groundworks		
concrete bases	20 days	Mon 28/03/22	Tue 26/04/22	foundation		
Ground beams/Bolt boxes/concrete	20 days	Mon 28/03/22	Tue 26/04/22	groundbeams		
stone to level	20 days	Mon 28/03/22	Tue 26/04/22	stone to levels		
crane base	0 days	Mon 28/03/22	Mon 28/03/22			
install crane	0 days	Mon 28/03/22	Mon 28/03/22			
<b>Superstructure</b>	183 days	Wed 04/05/22	Wed 01/02/23	<b>superstructure</b>		
Steel frame install	25 days	Wed 04/05/22	Thu 09/06/22	steel frame install based on 80t per week		
PCC stairs install	25 days	Wed 04/05/22	Thu 09/06/22	pre cast stairs on site		
Met Dec on site to lift onto the frame	25 days	Wed 04/05/22	Thu 09/06/22	metal deck on site and lift onto the frame		
Steel frame handover	1 day	Fri 10/06/22	Fri 10/06/22	1 steel frame handover		
Grout columns to steel frame and Handrails	1 day	Fri 10/06/22	Fri 10/06/22	1 grout columns and fit handrails		
Steel frame complete	1 day?	Mon 16/05/22	Mon 16/05/22	steel frame complete		
metal deck install	20 days	Tue 17/05/22	Wed 15/06/22	1 install Metal deck flooring based on 200m2/day		
steel reinforcement mesh install to floors	20 days	Tue 24/05/22	Wed 22/06/22	1 mesh		
Concrete pours to upper floors	20 days	Fri 10/06/22	Thu 07/07/22	1 concrete pours based on a friday pour per 120m3		
Foundation blockwork and sub station base	10 days	Tue 24/05/22	Wed 08/06/22	1 foundation block work		
construct lift pit	5 days	Tue 24/05/22	Mon 30/05/22	1 construct lift pit		
drainage SVP/RWP	10 days	Tue 24/05/22	Wed 08/06/22	1 drainage SVP/RWP		
slab preparation	5 days	Thu 09/06/22	Wed 15/06/22	2 slab preparation		
Ground floor slab pour and sub station base pour	5 days	Thu 16/06/22	Wed 22/06/22	2 ground floor concrete slab.		
build substation inc doors and vents	30 days?	Thu 23/06/22	Wed 03/08/22	2 build the internal sub station		
SFS to External	35 days	Fri 17/06/22	Thu 04/08/22	2 sfs to external walls	on track to complete w/e 22 July	
External access	5 days	Fri 08/07/22	Thu 14/07/22	2 external access	Completed 15 July	brought in earleir
External weatherboard and sealant	35 days	Fri 15/07/22	Fri 02/09/22	2 external weatherboard and sealant	commenced 4 July	brought in earleir
windows	35 days	Fri 22/07/22	Fri 09/09/22	3 install windows,based on 2 x storey curtain wall	commenced 6 July	brought in earleir
EPDM and weatherboard seal	30 days?	Fri 29/07/22	Fri 09/09/22	3 epdm and weatherboard	commenced 11 July	brought in earleir
brick to external	67 days	Fri 29/07/22	Tue 01/11/22	3 brick,6000 p/wk to a total 80k	commenced 4 July	brought in earleir
mastic seal to building	20 days	Wed 02/11/22	Tue 29/11/22	3 mastic externally		
wash down external walls	20 days	Wed 30/11/22	Tue 10/01/23	3 wash walls		
Remove external access	20 days	Wed 11/01/23	Tue 07/02/23	3 remove external access		
Patch in brickwork	20 days	Wed 11/01/23	Tue 07/02/23	3 patch in brick external		
lift shaft 1 Blockwork	20 days	Thu 23/06/22	Wed 20/07/22	2 Lift shaft 1 Blockwork 2 x days per floor	commenced	
Balconies installation	63 days?	Wed 08/02/23	Tue 09/05/23	3 install balconies		
Build switchroom blockwork	20 days	Thu 23/06/22	Wed 20/07/22	2 build switchroom	commenced	
build plant room blockwork	20 days	Thu 23/06/22	Wed 20/07/22	2 build plantroom	commenced	
roofwork	52 days	Mon 05/09/22	Tue 15/11/22	3 roofwork	commenced earlier	brought in earleir
membrane and insulation	40 days	Mon 05/09/22	Fri 28/10/22	3 roof covering	commenced earlier	brought in earleir
parapets and cappings	12 days	Wed 02/11/22	Thu 17/11/22	3 parapets and cappings following brickwork	commenced earlier	brought in earleir
<b>Internal works</b>	197 days	Fri 29/07/22	Thu 18/05/23	<b>3 internal works/fit out</b>		
dry line 1st fix corridors and risers	35 days	Fri 29/07/22	Fri 16/09/22	3 based on 5 days per floor	commenced Monday 11 July	
Mechanical Distribution/soil/rainwater pipe	35 days	Fri 12/08/22	Fri 30/09/22	4 mechanical distribution,soil and rainwater pipe	commenced 18 July	
electrical distribution	35 days	Fri 12/08/22	Fri 30/09/22	4 electrical distribution	Commenced 18 July	
Apartments fit out	190 days	Fri 12/08/22	Tue 23/05/23	3 Apartments fit out based on 40 days per room	commenced	
lift install	35 days	Wed 05/04/23	Tue 23/05/23	4 install lift		
Incoming services	283 days?	Mon 07/03/22	Fri 28/04/23	5 incoming services		
Electricity legals/ power up/meters/testing	283 days?	Mon 07/03/22	Fri 28/04/23	5 substation and power		
water	283 days?	Mon 07/03/22	Fri 28/04/23	5 water		
BT	283 days?	Mon 07/03/22	Fri 28/04/23	5 bt		
Gas	283 days?	Mon 07/03/22	Fri 28/04/23	5 gas		
Broadband	283 days?	Mon 07/03/22	Fri 28/04/23	5 broadband		
landscaping	21 days	Mon 06/03/23	Wed 05/04/23	landscaping		
Handover/PC	24 days	Fri 24/03/23	Fri 28/04/23	Handover		

The items highlighted in green have been completed with the items highlighted in yellow in progress. There are works that have been brought in earlier than planned which are detailed in the right hand column.

Progress is indicating that the building works are on schedule to complete prior to contract date.



## **Project Schedule.**

### **Program of works target for this next 4 x weeks.**

- Dry liner- loading bays 4-8 remaining
- Plaster – 8th floor – corridors & staircase/loading bays
- M&E – 2<sup>nd</sup> fix 5th floor
- Joinery – 6th floor
- Paint – mist coat complete/ 5<sup>th</sup> floor
- Sprinklers – complete
- Dry riser complete
- Lift shaft – lifting beam complete/ shaft ready for lift installation
- Substation build complete ready installation

### **Construction Summary.**

No issues to report from site.

### **Health and Safety.**

No Accidents or injuries to date.

Common Sense Safety (Newry's employed health and safety representatives) visited Tuesday 17th October next visit 3<sup>rd</sup> November 22

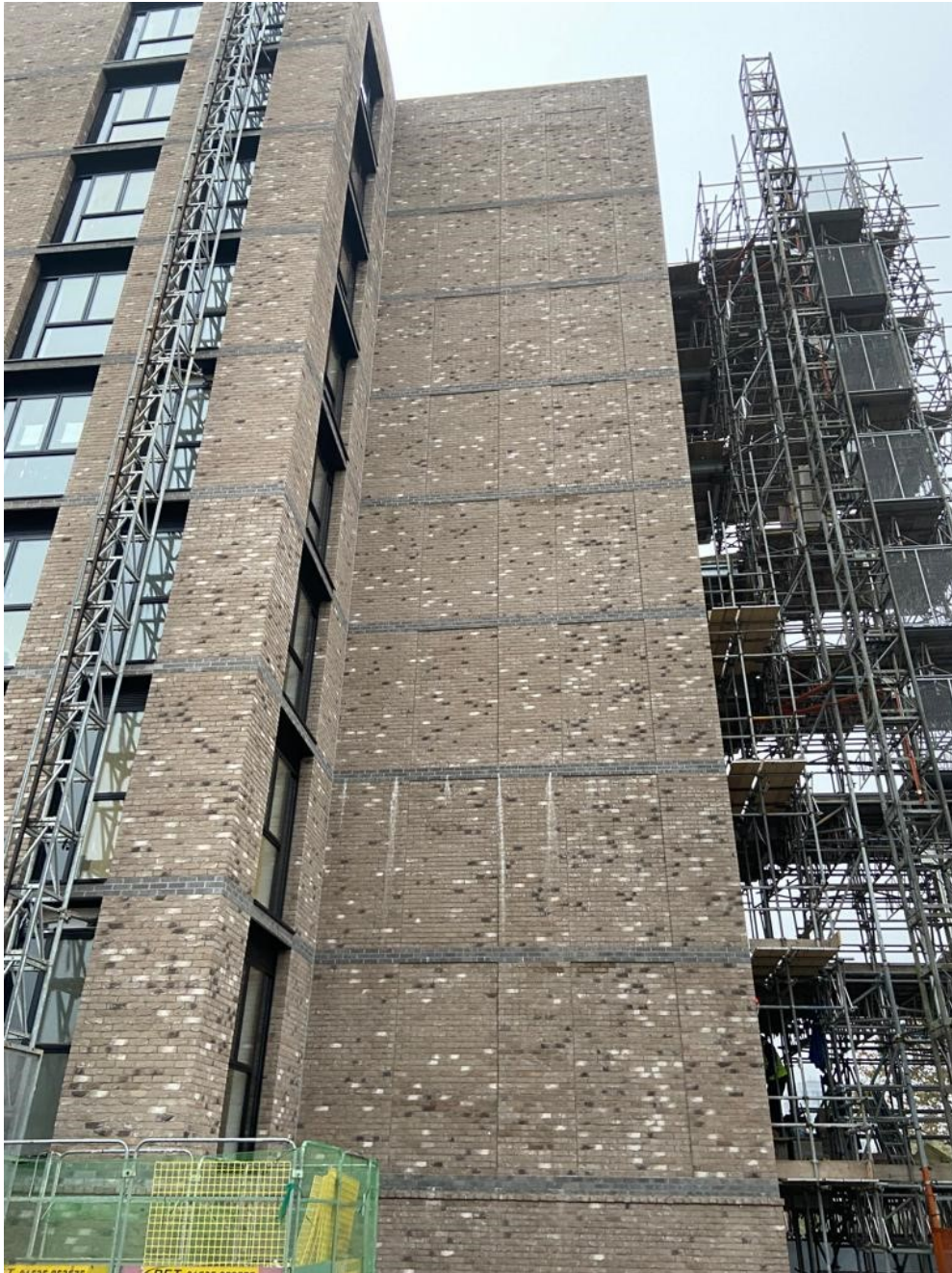
## Site and Building Photographs.

(1) Photos, showing the external wall progress









(2) Photos showing progress internally;











**20<sup>th</sup> October 2022**







Lift Shaft Ready for lift install:



Dry Riser Installed





## **Commercial.**

### **Subcontract Orders Placed.**

- Walter Watson Ltd, steel frame erection
- Atlas Concrete Ltd, PCC stairs
- Raised Floor Solutions Ltd, metal floor & roof decking
- BFT, mast climbers
- Sunbelt Rentals, goods hoist
- Sky Scaffolding Ltd, loading bay
- WDS, windows, curtain walling & external doors
- Orona Ltd, lift installation
- Ecotect, sprinkler installation
- Electricity Solutions, incoming power
- National Utilities, water connection
- PTSG, lightning protection
- Electricity Solutions Ltd, incoming power/substation
- **Viva Fire – Dry Riser**

### **Contract Documents.**

- Contract documents executed 25<sup>th</sup> May 2022.

### **Deed of Warranty, Contractor.**

- Signed by Newry

### **Deed of Warranty, Sub-contractor (Employer & Funder).**

Walter Watson (signed WW/Newry), Atlas (signed Atlas/Newry), Raised Floor Solutions (signed RFS/Newry) & WDS (sent)

### **Valuations.**

- Valuation number 7 agreed & paid in full.
- Valuation number 8 dated Tuesday 18<sup>th</sup> October, submitted.