



**10 November 2017**

**1. Professional Team**

1.1 The following consultants have been appointed by the Employer:-

- WYG – Employer's Agent
- KDP – Architect
- ADS – Structural Engineer (Foundations / Drainage)

1.2 The following consultants are to be appointed by Trilandium (Contractor):-

- Keith Temple –Structural Engineer (Frame)

**2. Building Contract**

2.1 The contract documents have been fully executed by both the contractor and the employer, dated 16 October 2017.

2.2 The agreed contract sum is £6,180,000.00, excluding professional fees and loose fixtures and fittings.

2.3 WYG and Trilandium are to agree a variation for conversion of the 2Nr ground floor office units in to 6Nr office units. This involves additional sub-division and M&E works.



10 November 2017

**3. Progress Summary**

3.1 Key dates as follows;

- Mobilisation / Site Set-up – 8 August 2016
- Start on Site – 15 August 2016
- Contract Completion – 9 October 2017
- Revised Completion – 11 December 2017

3.2 Progress summary as follows;

- Reduced level excavations, piling works, concrete ground beams and foundations, block and beam ground floor, including screeding 100% complete.
- Steelwork frame erection (Main Building), metal decking, edge formwork, concrete to upper floors, pre-cast concrete staircase and lift shaft, 100% complete.
- Below ground drainage, approx 90% complete
- Roof construction, 100% complete.
- External walls (brickwork) approx 100% complete.
- Internal walls (party walls), approx 100% complete.
- Internal walls (apartments), approx 100% complete. Skimmed from Level 1 to 8, reveals being completed. Finishing 80% complete.
- Ceiling finishes, approx 99% complete. Level 1 ongoing
- M&E works, 1<sup>st</sup> fix complete to all areas, 2<sup>nd</sup> and final fix ongoing from Level 1 to 8 (M&E works approx 92.5% complete).
- Joinery (Doors/Skirting/Architraves), installed Level 1 to 8. Ironmongery installed to Level 1 to 8 doors. Communal areas ongoing
- Kitchen Installation & Bathroom Tiling, installed Level 1 to 8.
- Lift installation 100% complete (Await power on for commissioning)
- Windows installed to Level 2 to 8, level 1 to ground ongoing.
- Electrical Installation to go 'live' 11/12 November 2017.
- Water Installation 'live' 25 October 2017.
- WYG have commenced defects inspections and agreed a timetable up to completion of the project.



**10 November 2017**

- 3.3 Further to a commercial review meeting with Trilandium 29 August 2017, they have now confirmed that the works are due to be completed on 11 December 2017. This is due to the following issues:
- 2 weeks due to adjustment to appreciate 'Christmas 2016' site shutdown.
  - 5 weeks due to steelwork subcontractor issues during December 2016 and January 2017 and the requirement to complete works with another sub-contractor.
  - 2 weeks due to variation to the ground floor commercial units (see 2.3).
- 3.4 Progress photographs from 10 November appended.
- 3.5 Monthly Progress / Valuation meetings are held with the Contractor at site to review the status of the works.

**VICTORIA HOUSE, LEEDS**

**EMPLOYER'S AGENTS REPORT NR 20**

**10 November 2017**



## **APPENDICES**



