Box Clever Consulting

Executive Summary Project Report

June 2017

Strand Plaza

Liverpool

for

Primesite Developments

PRIMESITE

box clever

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Strand Plaza - Liverpool

Status Report @ End of June 2017

Objective of this report

To provide the Primesite Developments delivery team and Primesite Stakeholders with a monthly summary report capturing an independent assessment of all elements of project delivery for this office-to-residential refurbishment at Strand Plaza Liverpool.

Typically, this report will comprise;

- Executive summary of the Contractor's monthly report, including outcomes from the monthly meeting with Impel Construction and their design team
- Key issues/project risks from site
- Status of key supply chain partners
- Project handover planning

This report should be read in conjunction with the monthly report from Impel Construction.

Executive Summary – June 2017

Mobilisation works have commenced on site with good progress being made with asbestos strip out, soft strip works and progression of the Marketing Suite fit-out.

These works have been instructed via a series of Letters of Intent, whilst the Primesite project team continue to progress the alignment of the Contract Price with the Development Budget. This detailed exercise is subject to design development, optioneering and a series of package-by package market testing.

At time of writing the Contract Sum and Contract Programme are not formally agreed, however both parties have a very clear understand and agreement in principle of the project and client expectations.

1.0 Programme at week 6 of 62

Programme start Date	22/05/17
Contract End date	30/07/18
Anticipated Completion Date	30/07/18

1.1 Construction Programme and Progress

As of the end of June 2017 the contractor is indicating a 1 week delay to the Marketing Suite Fitout Programme which is currently targeted for early August 2017. The development of the marketing suite is however progressing well and the contractor is fully committed to the agreed programme. The delay is associated with the requirement for additional floor screeding works and structural infill works required following the completion of the strip out in the reception area.

The asbestos removal works are ahead of programme by approximately 2 weeks, with soft-strip works progressing on programme.

Primesite and their PM Box Clever have requested a detailed contract programme from the contractor which maps out the site activities in sufficient detail as to be agreed and included within the contract.

2.0 Key Project Risks

Risk. Programme delay due to critical path activities not been agreed and instructed to suit the Construction Delivery programme
Mitigation. Complete Contract Sum negotiations as soon as possible or consider additional precontract instructions to maintain programme

Risk. Façade optioneering exercise, as driven by project budget constraints, delays revised planning submission.
Mitigation. Ensure contractor maintains focus and site mock-up samples and market testing to allow planning submission to be made in next reporting period.

Risk. Shared access to adjacent courtyard areas not granted by building owner.
Mitigation. Commence negotiation with adjacent landlord as soon as possible.

Site wide risks. Project team to develop a site-wide risk register that will form part of the monthly meeting review process to ensure project risks are being monitored and mitigated where necessary.

A workshop with the client will be called to ensure all stakeholders understand the project risks. It is expected that this meeting will be held within the next reporting period.

3.0 Safety

No accidents or incidents have occurred on site to date.

All minimum-standard Health and Safety documentation is in place including the F10 Notification and the Construction Phase Health and Safety Plan is being developed as required in line with the live works on site.

Separation of all asbestos works are proceeding as expected.

Key site risks include working adjacent existing openings, working at height and maintaining a secure perimeter to the building.

4.0 Third parties

Fund Monitor. Initial discussions held with Funding Partner regarding payment protocols, programme and future site visits.

Planning.

- **Façade Options**. Optioneering, costing and design development of an affordable façade solution is required prior to resubmission for approval.

- **Vertical Extension to floors 9 and 10**. Subject to façade solution noted above and a redrafting of Level 10 footprint and layout (following pre-application discussions with the LA planning team) the architect will issue a revised submission for approval. This is targeted in the next reporting period.

- **Discharging current conditions.** The Architect, BCA, is reporting that all necessary conditions required for submission at this stage have been made.

Building Control – The Licensed Building Control Consultant is appointed with a detailed action tracker requested and site inspections occurring as required.

Local Authority – No issues reported. Hoarding licences not yet applied for.

Insurers –No issues reported.

Considerate Contractors Scheme – Registration to be confirmed.

Neighbourly matters – No issues raised at present.

5.0 Design

Design is progressing on several fronts. BCA have been asked to develop a design release schedule aligned with the current master programme and recently issued Impel Procurement Schedule.

Design Workshops and regular formal Design Team Meetings are being held with active engagement by all core team consultants.

6.0 Procurement

The procurement of the key project packages as defined by the current programme is a critical driver for project success. Most major packages are still subject budget constraints, and consequently subject to detailed optioneering and market testing. The most significant sampling and cost data from the specialist supply chain is due to be tabled in the next reporting period.

Whilst the Marketing Suite design and fit-out is developing at pace, there is a detailed exercise being carried out to drive best value for the wider project, whilst also maintaining the quality aspirations expected by the client.

7.0 Utilities

Utilities quotations are currently being refreshed by KGA and dialogue with Scottish Power, regarding retaining and re-using the existing sub-station, is progressing well.

8.0 Contract and Commercial

8.1 Contract

Contract Particulars have been returned commented by the contractor for review by the client's legal advisors.

8.2 Commercial

As noted above, there is a detailed exercise in hand aligning the current Contract Sum offer by Impel with the fixed project budget. Significant progress in required and anticipated in the next reporting period.

8.3 Variations

The contractor is currently working to a series of Letters of Intent that capture the scope and the upper-limit of project spend authorised at this stage. The contractor is progressing the works to maintain these agreed budgets, however there will be several points of client review and sign-off required as works proceed. There are elements of uninstructed works that need consideration which are not currently covered by the Works Orders to Impel and Myo Interiors.

9 .0 Project handover planning

The project team and the contractor are currently discussing the safety procedures, handover requirements and documentation required to "Go-Live" with the Marketing Suite in a secure area that will be operational within the wider on-going project building site.

10.0 Client Actions

a) Instruction of outstanding Marketing Suite works
b) Consideration of further pre-contract instructions to maintain construction programme as required
c) Completion of Design Team appointment documentation
d) Clients legal team to proceed with gathering contract documentation.
e) External temporary building signage to be mobilised.
f) Marketing Suite/Concierge team to be mobilised.
g) Wi-Fi requirements be advised

Appendix 1.

Progress Photographs – 6th June 2017

Fig 1 - 1st fix wall boards to perimeter of Show apartment

Fig 2 - Reception area 1st fix MEP install

Fig 3 – Progress to Show Apartment Kitchen and Lounge area

Fig 4 – Removal of existing floor coverings to upper floors

Specialist equipment employed to remove existing floor coverings and prepare existing slab for new finishes

END

“Always Box Clever“