



aaprojects

**Employer's Agent /
Cost Report Nr 7
(Progress Summary)**

on

**North House Apartments
Conversion**

for

**Park House Developments
(NW) Ltd**

August 2018

**vision into
reality**

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1.00 Executive Summary

1.01 Cost Report

The purpose of this report is to indicate current construction progress of the Works on site, as of 23-Aug-18.

Further reports will be presented as appropriate following development of the works on site and issue of interim Payment Notices.

1.02 Programme

On 25-Jan-18, additional asbestos containing materials were identified within North House which required treatment / removal in order for the Works to progress, with the Contractor instructed to stop the Works with immediate effect. Subsequently there has been further Refurbishment and Demolition Survey activities, removal works and air testing to ensure the ongoing health and safety of the site operatives and visitors.

The above works have now been completed, the building confirmed safe and all remaining asbestos containing materials to upper floors removed; works to the basement will remain ongoing during Apr-18.

Following the above process Ridgemere Limited remobilised the Works on 23-Mar-18, creating an eight week delay to the programme. A formal Extension of Time for this delay was issued with a revised completion date of 19-Oct-18, with the period agreed.

At recent Site Progress Meetings, Ridgemere Limited have maintained a target completion date of 02-Nov-18 (additional two week delay), delayed from the 19-Oct-18 Extension of Time due to slow remobilisation following the additional asbestos works.

The Cash Flow Comparison at Section 5.00 of the current Cost Report shows a forecast expenditure to be in circa four to five weeks further delay to the Extension of Time, contrary to reports at formal meetings

A detailed review of progress and outstanding works is required to fully assess the current construction position, required works to complete and a realistic assessment of the remaining site works duration.

1.03 Contractor Progress Update

Following recommencement of the Works following the additional asbestos treatment, the site is again fully mobilised with all sub-contractors progressing well.

The seventh floor apartments are complete, subject to final snagging, with communal areas in progress.

The sixth floor is nearing completion with apartments only requiring final plumbing, floor finishes and final snagging. As with the seventh floor, communal areas remain in progress.

The fifth floor has been stripped, stud erection complete with all walls plasterboarded, plastered and mist painted. M&E first fix is complete with final fix commenced and joinery to the apartments well progressed.

The fourth floor has been stripped, stud erection complete with plasterboard and plastered nearing completion. M&E first fix is complete with final fix and joinery works commenced.

The third floor has been stripped, stud erection complete with plasterboard nearing completion. M&E first fix is well progressed.

1.00 Executive Summary (Cont.)

1.03 Contractor Progress Update (Cont.)

The second floor has been stripped, stud erection complete with plasterboard nearing completion. M&E first fix has also commenced.

Ridgemere Limited have now decanted from the first floor, with demolition works progressing well.

Landlord repairs to the roof are complete to both the main roof and lower roof. The remaining joinery items and making good to new penetrations for the Works are ongoing to coincide with site activities.

The show apartment on the seventh floor is now complete and has been fully dressed. Prospective buyers and tenants are now visiting the show flat and any vacant units.

A photographic schedule showing the current progress on site is attached.

1.04 Contract Documentation

The contract documentation has been fully executed by both parties, reviewed by AA Projects Ltd with the original returned to Park House Developments (NW) Ltd and a certified copy issued to Ridgemere Limited.





































