



RWinvest

THE PRESS

CONSTRUCTION UPDATE

July 2019



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Construction of The Press in Manchester is progressing very well across several floors of the development. There have also been significant tasks completed to the externals of the building.

External Works

Regarding the external works, the brick piers have been removed from the Naples Street elevation of Block C. The School Street compound has been reduced to the co-op entrance, trail holes have been completed for Electricity North West Limited and repairs have been made to the façade to the Ludgate Street elevation.

Other external works include the shot blasting of street columns to Block C with the resin primed ready for the final treatment. Monoflex is also installed to the Block C scaffold, scaffold is nearly complete in Block B and the roof of Block A, and the townhouse apertures are in the process of being knocked out and formed.

Floor 4

Shot blasting is complete to the exposed trusses and timber slats on floor 4, as well as the goods lift car being lowered to the ground ready for demolition.

Floor 3

On the third floor, fireline is complete to Block B's ceiling section. Shot blasting has also been completed to the trusses within the loft space and the mezzanine floor has commenced.

Floor 2

On floor 2, fireline is now complete to the ceiling, the setting out has commenced to walls, soil vent pipes etc. The party wall construction has commenced and Block C's parapet remedials are ongoing. A new doorway has also been formed to the Block C roof.

Floor 1

Shot blasting is complete to columns and beams and fireline has commenced to the ceilings.

Ground Floor

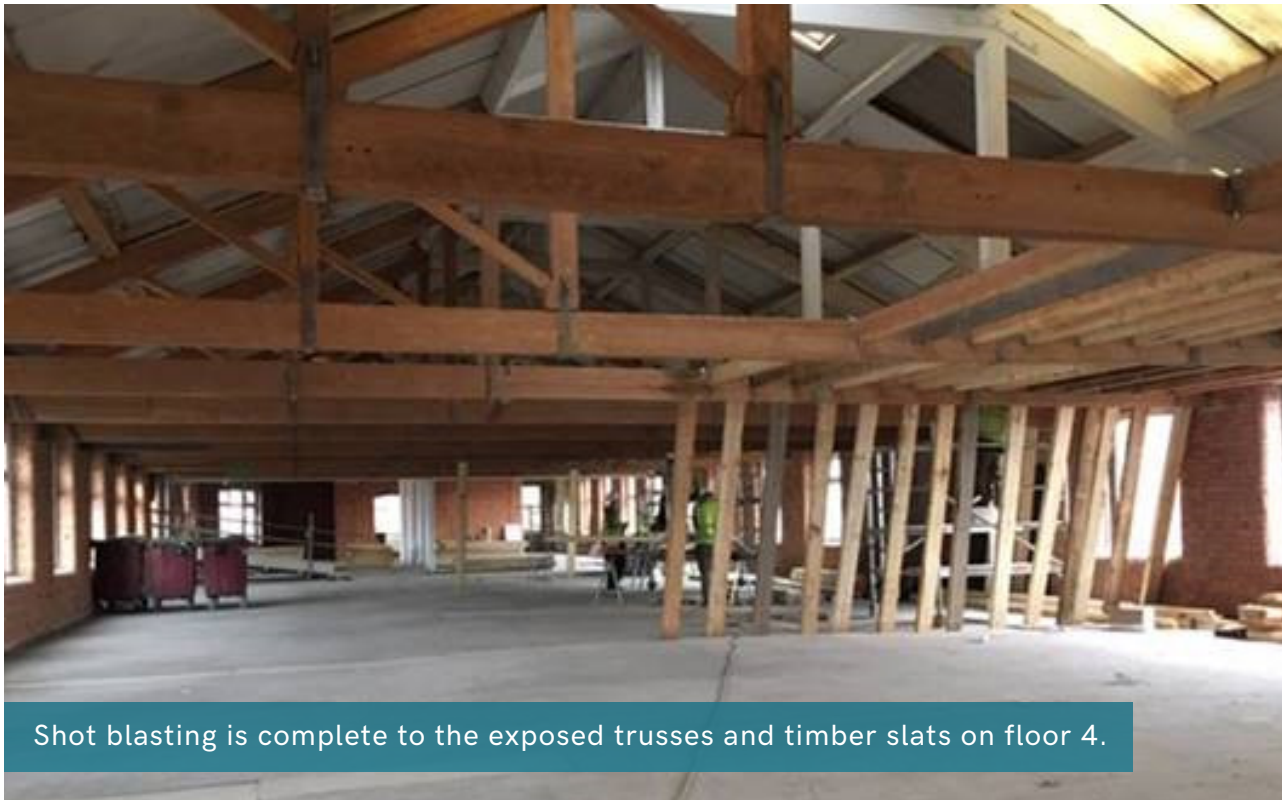
The shear wall is complete to Block A. Strip out is complete and meters have been removed.

Lower Ground Floor

Strip out has been completed to all areas, the basement has been cleared and the ring beam demolition is ongoing. Other tasks include the ongoing shot blasting to columns and beams and the completion of cottages structural alterations.

Key Dates and Milestones for the Next 4 Week Period

- The construction team at The Press aims to have setting out released floor by floor in line with the sequence. They will also complete the scaffold to Block B and Ludgate Street Block C, complete shear wall formation on level 1 and continue external brickwork alterations.
- Tranco structural alterations are to be continued in the basement, atrium, and window/doorway formations. Meanwhile, tanking will resume on the lower ground floor once shot blasting is complete and blockwork kickers are laid.
- Shot blasting will be completed to the lower ground floor and ground floor, with intumescent painting to follow. An additional scissor is to be hired to double the façade repair gangs.
- Lift shaft demolition will commence, and the atrium façade cleaning will begin subsequent to this.
- The acoustic flooring will also commence to level 2 after the party wall has been formed.
- Other important tasks include installing the columns to level 3 and commencing roofing works to Blocks A and B with conservation window installation.



Shot blasting is complete to the exposed trusses and timber slats on floor 4.

On the third floor, fireline is complete to Block B's ceiling section.



Shot blasting to floor 1 is complete to columns and beams.





Scaffold is nearly complete.



Ongoing shot blasting to columns on the lower ground floor.



The brick piers have been removed from the Naples Street elevation of Block C.



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