



RWinvest



WEST POINT
Construction Update
February 2018

West Point

501 Chester Road, Manchester M16 9HU

What's New?

The detailed design of the scheme is complete. Sub-contract work packages have been tendered and formal appointments have been made.

The studio show flat was presented to the Board of Directors for approval on 24/01/2018. The concept for the studio was approved and the specification will now be implemented across the entire building.

An additional goods hoist and scaffold landing platforms has been erected and is now serving the East wing of the building. Once the fitted furniture has been loaded onto the floors, starting at level 15, the hoist will be dismantled floor by floor to allow the decoration to these floors to be completed. Installation of the fitted furniture will commence to the 15th Floor on 3rd March 2018.

The contractor appointed to carry out the window replacement works went into administration. We have taken legal advice around this matter and are working directly with the contractor's supply chain to mitigate the delay. We were originally anticipating an 8-week delay to the programme owing to ceased activities on site, a period of negotiation with the supply chain and consequently delays to other trades. Unfortunately, repercussions of the window contractor's administration have been felt throughout the supply chain and therefore we have been advised that further companies have fallen into administration and ultimately terminating any opportunity for us to deal directly with them.

We are seeking alternative opportunities with new companies and hope to have the matter resolved within the next period. The anticipated Practical Completion is 31st July 2018.

The window installation is critical to the sequencing of the programme. Delays will be incurred by the trades that follow on from the window installation such as partitioning mechanical and electrical. Only once the floors are weather tight can we instruct the fitting out subcontractors to commence their works. We are working closely with the fitout subcontractors to reprogramme their works and mitigate any further delay. It is possible to resequence works without the windows being full installed however this would lead to potential quality issues which is prudent to avoid.

To date the following windows have been replaced to the West Wing: 15th to 4th floor (excluding 7th). We are in the process of re-procuring direct contracts with the supply chain.

East Wing is ongoing, with 15th to 5th complete.

All windows were programmed to complete by March 2018 (subject to safe working conditions i.e. weather) However, we are not anticipating an early April completion.



Erection of partition walls and installation of acoustic insulation is well advanced on 15th to 4th floors. The programme for this element of work has slowed slightly whilst we have been waiting for the window installation to resume however resource has been redirected in other parts of the building such as fire protection to the smoke shafts and boarding out of the laundry rooms. Decoration has commenced to the upper floors. Erection of partition walls is due to commence on the 3rd floor this month. Work is progressing down the building in a logical manner and remaining floors have been loaded out with plasterboard materials for efficiency. Works are ongoing in a coordinated and timely manner.

Installation of 1st fix mechanical and electrical services is well advanced in the corridors/communal areas and individual apartments on 15th to 4th floors. Works to the plants rooms on each floor is now being carried out and these works are progressing down the building in a logical manner. Testing has been carried out to floors (west) 15, 14 and 13.

Installation of 2nd fix mechanical and electrical services is progressing within the individual apartments on 15th to 4th floors. Installation of underfloor heating has commenced on floors 15 to 12, over boarding has been laid and the decoration for these apartments is progressing well.

The show flat which was erected on the 4th floor was approved by the Directors in the last period.

Strip out of the ground floor has commenced ahead of the programmed amenity fit out. These works are programmed to complete in line with the PC date.

Snagging of floors 15 to 13 is underway in advance of fitted furniture.

Vinyl flooring has been laid to floors 15 to 13 and is continuing in line with programme.

Tiling to bathrooms on floors 15 to 13 has also commenced and is progressing in accordance with programme. Vanity units for these bathrooms are also arriving in a timely manner and are being installed in accordance with programme.

The programme position can be summarised as follows:

- Contract Commencement Date 09/05/2017
- Contract Completion Date 31/03/2018
- Contract Period 55 Weeks
- Programmed Progress Progression of internal & external works
- Actual Progress Progression of internal & external works
- Anticipated Completion Date 31/07/2018
- Contract Period (incl. extension) 72 weeks

The works are currently ongoing and progressing in accordance with the programme.





