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INVESTORS REPORT
For
FOX STREET - LIVERPOOL

January 2017

Gleeds Cost Management Ltd
Honeycomb
Edmund Street
Liverpool
L3 9NG

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FOX STREET, LIVERPOOL

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1.0 EXECUTIVE SUMMARY

The Development programme is has been reviewed in light of various project scope changes and the completion dates for each of the blocks has been firmed up. Dates are as follows extracted from the programme within Section 3 of this report:-

Block A – Complete

Block B – 21st July 2017

Block C – 20th June 2017 (now expected to be 31st March 2017)

Block D – 1st September 2017

Block E – 3rd July 2017

Scope changes which have occurred are the introduction of an additional new build block (Block E) creating 40 additional cluster apartments and the omission of all underground parking.

All Subcontractor orders for the new build blocks have been placed.

The latest site inspection took place on 30th January 2017 to review progress on site. The inspection assessed works undertaken to date on the overall site development area. The following observations were made.

Site Progress undertaken to date include:-

Site set up complete

Block A:-

All works complete

Blocks B, C and E:-

Demolition complete

Substructure ground beams and pads complete

Ground floor slab cast

Structural frame complete

Upper floors complete

External timber panels complete

Brickwork complete

Lift shafts complete

Roof coverings complete

Metal stud work complete to Block C and E, 20% Complete on Block B

Plasterboarding complete on Block C and E, 10% complete on Block B

Plaster skimming 90% complete on Block C and E

First fix mechanical and Electrical 95% complete on Blocks C and E, 20% complete on Block B

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Second fix mechanical and Electrical 75% complete on Blocks C and E

Staircases complete

Balustrading commenced on Block C

Window installation complete

Under slab drainage complete

Painting 75% complete Blocks C and E

First fix joinery complete on Block C and E

Kitchen installation 80% complete on Blocks C and E

Tiling 80% complete on Blocks C and E

Rainscreen cladding 30% complete

Block D:-

Demolition complete

Both basements cast

Concrete pads and ground beams complete

Structural frame erection 85% complete

Upper floors commenced

Drainage 50% complete

Works expected to be undertaken over the next reporting period:-

Blocks B, C and E:-

Works to Block C to continue to be accelerated to achieve a completion of the end of March 2017

Plasterboarding/plastering to be complete

Second fix joinery to have commenced

External rain screen cladding to be 50% complete

Block D:-

Steel frame to be complete

Underground drainage to be complete

2.0 PROJECT STATUS REPORT

Project:	Fox Street Liverpool		
1.0 Project Description			
	Development, design and construction of five blocks (four new build, one conversion of existing warehouse) to provide 423 residential apartments in two separate phases. The scheme comes with hard and soft landscaping works.		
2.0 Project Team		Contract	Warranties
Client	Fox Street Village Limited	Executed	-
Main Contractor	Linmari Construction Limited	Executed	
Architect	The Keith Davidson Partnership	Executed	
Structural Engineer	ADS Structural Limited	Executed	
Services Engineer	Progressive Services Design Limited	Executed	
Cost Consultant	Gleeds	Executed	
Principal Designer	Coresafe Consulting Limited		
Building Control	Building Consents	Executed	
Sub-Contractors	Various – to be appointed	Ongoing	
3.0 Key Programme Dates		Original Planned	Achieved/Anticipated
Pre-Construction Start	June 2015	June 2015	
Construction Start on Site	September 2015	November 2015	
Completion	December 2016	Block A – Complete, Block B – 21 st July 2017, Block C – 31 st March 2017, Block D – 1 st September 2017, Block E – 3 rd July 2017.	
Construction Duration	19 months		
4.0 Programme / Progress			
Current Status	Blocks B, D and E on programme, Block C 3 months ahead of programme		
5.0 Statutory & Other Approvals			
Planning	Full planning was granted, referenced 14F/1767, on 22 nd April 2015 for 360 units.		
Asbestos Removal	Further to the asbestos survey the asbestos strip out has been completed and the air testing undertaken to enable works to commence on the existing retained Swainbanks Building.		
6.0 Risk Items		Action	
No significant risks to report at this stage			

3.0 CONSTRUCTION PROGRAMME

Fox Street Developments					Fox Street, Liverpool		NWP Consult																													
Construction Programme					2016																2017															
No	Name	Duration	Start	Finish	2016																2017															
					Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug												
1	Block C & E	38w 2d	23 May 16	16 Feb 17	[Gantt chart bars for Block C & E]																															
2	Basement Construction	9w 3d	23 May 16	28 Jul 16	[Gantt chart bars for Basement Construction]																															
3	Excavate basement (batter back sides)	1w 1d	23 May 16	31 May 16	[Gantt chart bars for Excavate basement]																															
4	FRC to lift pits and staircases	1w 1d	01 Jun 16	09 Jun 16	[Gantt chart bars for FRC to lift pits]																															
5	FRC to caps groundbeam for retaining wall	1w 3d	07 Jun 16	16 Jun 16	[Gantt chart bars for FRC to caps groundbeam]																															
6	Excavate and lay drainage	1w 1d	17 Jun 16	24 Jun 16	[Gantt chart bars for Excavate and lay drainage]																															
7	FRC to retaining wall Elevation C (option 1 allowed for) 19.93m	1w 2d	14 Jun 16	22 Jun 16	[Gantt chart bars for FRC to retaining wall C]																															
8	FRC to retaining wall Elevation B 12.95m	1w	20 Jun 16	24 Jun 16	[Gantt chart bars for FRC to retaining wall B]																															
9	FRC to retaining wall Elevation A 19m	1w 2d	27 Jun 16	05 Jul 16	[Gantt chart bars for FRC to retaining wall A]																															
10	FRC to retaining wall Elevation D 12.95m	1w	04 Jul 16	08 Jul 16	[Gantt chart bars for FRC to retaining wall D]																															
11	FRC to basement floor slab	3d	19 Jul 16	20 Jul 16	[Gantt chart bars for FRC to basement floor slab]																															
12	Tanking to basement walls	2d	21 Jul 16	22 Jul 16	[Gantt chart bars for Tanking to basement walls]																															
13	Install 150mm perforated pipe wrapped in non woven geotextile	1d	25 Jul 16	25 Jul 16	[Gantt chart bars for Install 150mm perforated pipe]																															
14	Part back fill inc free draining granular fill	3d	26 Jul 16	29 Jul 16	[Gantt chart bars for Part back fill]																															
15	Ground Level Substructure	11w	13 Jun 16	28 Aug 16	[Gantt chart bars for Ground Level Substructure]																															
16	Excavate and concrete pads and groundbeams	7w	13 Jun 16	29 Jul 16	[Gantt chart bars for Excavate and concrete pads]																															
17	Erect steelwork	7w	11 Jul 16	26 Aug 16	[Gantt chart bars for Erect steelwork]																															
18	FRC to ground floor slab	5w	04 Jul 16	05 Aug 16	[Gantt chart bars for FRC to ground floor slab]																															
19	Block C & E	9w 3d	08 Aug 16	10 Oct 16	[Gantt chart bars for Block C & E]																															
20	Install Roof beams block C	1w	08 Aug 16	12 Aug 16	[Gantt chart bars for Install Roof beams block C]																															
21	Timber I beam and ply decking Level 1 Block C	1w	15 Aug 16	19 Aug 16	[Gantt chart bars for Timber I beam and ply decking Level 1 Block C]																															
22	Timber I beam and ply decking 2 Block C	1w	22 Aug 16	26 Aug 16	[Gantt chart bars for Timber I beam and ply decking 2 Block C]																															
23	Timber I beam and ply decking Level 3 Block C	1w	29 Aug 16	02 Sep 16	[Gantt chart bars for Timber I beam and ply decking Level 3 Block C]																															
24	Timber I beam and ply decking Level 4 Block C	4d	06 Sep 16	09 Sep 16	[Gantt chart bars for Timber I beam and ply decking Level 4 Block C]																															
25	Install Roof beams Block E	1w	30 Aug 16	03 Sep 16	[Gantt chart bars for Install Roof beams Block E]																															
26	Timber I beam and ply decking Level 1 Block E	1w	30 Aug 16	03 Sep 16	[Gantt chart bars for Timber I beam and ply decking Level 1 Block E]																															
27	Timber I beam and ply decking level 2 Block E	1w	06 Sep 16	12 Sep 16	[Gantt chart bars for Timber I beam and ply decking level 2 Block E]																															
28	Timber I beam and ply decking level 3 Block E	1w	13 Sep 16	19 Sep 16	[Gantt chart bars for Timber I beam and ply decking level 3 Block E]																															
29	Timber I beam and ply decking level 4 Block E	1w	20 Sep 16	26 Sep 16	[Gantt chart bars for Timber I beam and ply decking level 4 Block E]																															
30	Timber I beam and ply decking level 5 Block E	1w	27 Sep 16	03 Oct 16	[Gantt chart bars for Timber I beam and ply decking level 5 Block E]																															
31	Timber I beam and ply decking level 6 Block E	1w	04 Oct 16	10 Oct 16	[Gantt chart bars for Timber I beam and ply decking level 6 Block E]																															
32	Envelope Works	24w 3d	16 Aug 16	16 Feb 17	[Gantt chart bars for Envelope Works]																															
33	Roof coverings lower roofs				[Gantt chart bars for Roof coverings lower roofs]																															
34	Timber battens and ply inc Parquet	2w	15 Aug 16	26 Aug 16	[Gantt chart bars for Timber battens and ply inc Parquet]																															
35	Tapered Insulation	1w	15 Sep 16	23 Sep 16	[Gantt chart bars for Tapered Insulation]																															
36	Roof covering	1w 2d	26 Sep 16	04 Oct 16	[Gantt chart bars for Roof covering]																															
37	Mansafe	1w	05 Oct 16	11 Oct 16	[Gantt chart bars for Mansafe]																															
38	Roof coverings higher roofs				[Gantt chart bars for Roof coverings higher roofs]																															
39	Timber battens and ply inc Parquet	1w 4d	30 Aug 16	09 Sep 16	[Gantt chart bars for Timber battens and ply inc Parquet]																															
40	Tapered Insulation	1w	12 Sep 16	18 Sep 16	[Gantt chart bars for Tapered Insulation]																															
41	Roof covering	1w 2d	19 Sep 16	27 Sep 16	[Gantt chart bars for Roof covering]																															
42	Mansafe	4d	28 Sep 16	03 Oct 16	[Gantt chart bars for Mansafe]																															
43	Side Elevation (Prince Edwain Street)				[Gantt chart bars for Side Elevation (Prince Edwain Street)]																															
44	Timber framed panels	3w	04 Oct 16	24 Oct 16	[Gantt chart bars for Timber framed panels]																															
45	Brickwork 4 lifts	5w	17 Oct 16	25 Nov 16	[Gantt chart bars for Brickwork 4 lifts]																															
46	Shot blast concrete rain-screen cladding	5w	07 Nov 16	09 Dec 16	[Gantt chart bars for Shot blast concrete rain-screen cladding]																															
47	Standing Seam Aluminium Cladding	4w	21 Nov 16	16 Dec 16	[Gantt chart bars for Standing Seam Aluminium Cladding]																															
48	Aluminium cladding to window surrounds	2w 3d	05 Dec 16	21 Dec 16	[Gantt chart bars for Aluminium cladding to window surrounds]																															
49	Install window	4w	17 Oct 16	11 Nov 16	[Gantt chart bars for Install window]																															
50	Dismantle scaffold	1w	22 Dec 16	11 Jan 17	[Gantt chart bars for Dismantle scaffold]																															
51	Side Elevation (Internal Courtyard)				[Gantt chart bars for Side Elevation (Internal Courtyard)]																															
52	Timber framed panels	3w 3d	12 Oct 16	04 Nov 16	[Gantt chart bars for Timber framed panels]																															
53	Brickwork	5w	31 Oct 16	09 Dec 16	[Gantt chart bars for Brickwork]																															
54	Shot blast concrete rain-screen cladding	5w	28 Nov 16	13 Jan 17	[Gantt chart bars for Shot blast concrete rain-screen cladding]																															
55	Aluminium Cladding	4w	12 Dec 16	20 Jan 17	[Gantt chart bars for Aluminium Cladding]																															
56	Install window	5w	31 Oct 16	02 Dec 16	[Gantt chart bars for Install window]																															
57	Aluminium cladding to window surrounds	2w	16 Jan 17	27 Jan 17	[Gantt chart bars for Aluminium cladding to window surrounds]																															
58	Dismantle scaffold	1w 3d	23 Jan 17	01 Feb 17	[Gantt chart bars for Dismantle scaffold]																															
59	Front Elevation				[Gantt chart bars for Front Elevation]																															
60	Timber framed panels	4w 3d	19 Oct 16	18 Nov 16	[Gantt chart bars for Timber framed panels]																															
61	Brickwork	5w	12 Dec 16	27 Jan 17	[Gantt chart bars for Brickwork]																															
62	Shot blast concrete rain-screen cladding	4w	09 Jan 17	03 Feb 17	[Gantt chart bars for Shot blast concrete rain-screen cladding]																															
63	Aluminium Cladding	4w	14 Nov 16	09 Dec 16	[Gantt chart bars for Aluminium Cladding]																															
64	Install window	2w	27 Jan 17	09 Feb 17	[Gantt chart bars for Install window]																															
65	Aluminium cladding to window surrounds	1w	18 Feb 17	18 Feb 17	[Gantt chart bars for Aluminium cladding to window surrounds]																															
66	Rear Elevation				[Gantt chart bars for Rear Elevation]																															
67	Timber framed panels	3w	04 Oct 16	24 Oct 16	[Gantt chart bars for Timber framed panels]																															
68	Brickwork 4 lifts	5w	14 Oct 16	24 Nov 16	[Gantt chart bars for Brickwork 4 lifts]																															
69	Shot blast concrete rain-screen cladding	5w	31 Oct 16	02 Dec 16	[Gantt chart bars for Shot blast concrete rain-screen cladding]																															
70	Standing Seam Aluminium Cladding	4w	14 Nov 16	09 Dec 16	[Gantt chart bars for Standing Seam Aluminium Cladding]																															



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4.0 PROGRESS PHOTOS



External envelope to Block C



Internal corridor to Block B



Upper floor to Block B



Kitchen units to block C



Second basement to Block D



Steel frame to Block D

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4.0 PROGRESS PHOTOS



Corridor to Block C



Steel frame and upper floor to Block D



External cladding to Block C



Steel frame and drainage to Block D



External envelope to Block C and E



External envelope showing cladding to Block C