



5 DECEMBER 2017

1. Professional Team

1.1 The following consultants have been appointed by the Employer:-

- WYG – Employer's Agent
- KDP – Architect
- ADS – Structural Engineer (Foundations / Drainage)

1.2 The following consultants are to be appointed by Trilandium (Contractor):-

- Keith Temple –Structural Engineer (Frame)

2. Building Contract

2.1 The contract documents have been fully executed by both the contractor and the employer, dated 16 October 2017.

2.2 The agreed contract sum is £6,180,000.00, excluding professional fees and loose fixtures and fittings.

2.3 WYG and Trilandium are to agree a variation for conversion of the 2Nr ground floor office units in to 6Nr office units. This involves additional sub-division and M&E works.



3. Progress Summary

3.1 Key dates as follows;

- Mobilisation / Site Set-up – 8 August 2016
- Start on Site – 15 August 2016
- Contract Completion – 9 October 2017
- Revised Completion – 19 December 2017

3.2 Progress summary as follows;

- Reduced level excavations, piling works, concrete ground beams and foundations, block and beam ground floor, including screeding 100% complete.
- Steelwork frame erection (Main Building), metal decking, edge formwork, concrete to upper floors, pre-cast concrete staircase and lift shaft, 100% complete.
- Below ground drainage, 99% complete, final connections being made.
- Roof construction, 100% complete.
- External walls (brickwork) 100% complete.
- Windows installed to Level 2 to 8, level 1 to ground being completed.
- External Doors installation ongoing
- Internal walls (party walls), 100% complete.
- Internal walls (apartments), 100% complete. Wall finishing 95% complete.
- Ceiling finishes, 100% complete.
- Floor finishes, Levels 2 to 8 carpet and vinyl complete, Level 1 and communal areas being progressed to completion.
- M&E works, 1st and 2nd fix complete to all areas, final fix ongoing to Level 1 and GF plant areas (M&E works approx 95% complete).
- Joinery (Doors/Skirting/Architraves/Ironmongery), installed Level 1 to 8. Communal areas being completed.
- Kitchen Installation & Bathroom Tiling / Installation; 95% complete. Level 1 being progressed to completion.
- Lift installation 100% complete (Await 'power on' to allow commissioning)
- External works; podium works ongoing, tarmac to car park being installed.
- Water Installation 'live' 25 October 2017.
- Electrical Installation to go 'live' w/c 4 December 2017 (TBC).
- WYG are continuing defects inspections and agreed a timetable up to completion of the project.



- 3.3 Further to a commercial review meeting with Trilandium 29 August 2017, they have now confirmed that the works are due to be completed on 11 December 2017. This is due to the following issues:
- 2 weeks due to adjustment to appreciate 'Christmas 2016' site shutdown.
 - 5 weeks due to steelwork subcontractor issues during December 2016 and January 2017 and the requirement to complete works with another sub-contractor.
 - 2 weeks due to variation to the ground floor commercial units (see 2.3).
- 3.4 Further to 3.3 and due to issues experienced in obtaining a 'live' electricity supply to the building, WYG have reviewed the status of the works with Trilandium and are now targeting Practical Completion on 19 December 2017.
- 3.5 Progress photographs from 4 December 2017 appended.
- 3.6 Monthly Progress / Valuation meetings are held with the Contractor at site to review the status of the works.

VICTORIA HOUSE, LEEDS

EMPLOYER'S AGENTS REPORT NR 21

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APPENDICES







