



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 It has been agreed that the Contract Documents have been issued to Trilandium for checking and execution. Following further review, there is a meeting to arrange final agreement and execution of the contract on w/c 18 September 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.



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3. Progress Summary

3.1 Key dates as follows;

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

Trilandium have agreed a construction period of 60 weeks.

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, approx 85% complete
- Roof construction, 99% complete.
- External walls (brickwork) approx 99% complete.
- Internal walls (party walls), approx 100% complete.
- Internal walls (apartments), approx 98% complete. Skimmed from Level 2 to 8, reveals being completed.
- Ceiling finishes, approx 95% complete.
- M&E works, 1st fix complete to all areas with the exception of 'Level 1 infill', 2nd and final fix ongoing from Level 2 to 6 (M&E works approx 80% complete).
- Joinery (Doors/Skirting/Architraves), installed Level 2 to 7. Ironmongery installed to Level 2 to 4 doors.
- Kitchen Installation & Bathroom Tiling, installed Level 2 to 6, commenced to Level 7.
- Lift installation 95% complete.
- Windows installed to Level 5 to 8, level 4 to be installed from w/c 18 September 2017. Windows to gable elevations installed.
- 'Power on date' to be confirmed by October 2017.



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- 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 Progress photographs from 11 September 2017 appended.
- 3.5 Monthly Progress / Valuation meetings are held with the Contractor at site to review the status of the works.

VICTORIA HOUSE, LEEDS

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APPENDICES



