

HURST CONTRACTS

ALEXANDER HOUSE

Contractors Report Number 3

Dated 12th January 2023



Alexander House Exterior View

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Contract Details

The Refurbishment of Alexander House from offices into 116 no apartments on behalf of Blueoak Estates

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Progress and Programme

Program week 26

Strip out is completed on floors 1,2,3,4,5,6,9 and ground floor, with 7&8 nearly completed.

Ground floor – using this area as a storage area until the end of January, with the windows starting next week.

1st Floor last 2 rooms being plastered, kitchens installed to 7 no apartments with the install on going. Second fix joiner work being installed and the final fix sanitary going in and completed on Monday.

2nd floor- apartments 2 to 11 complete, just waiting on final snagging and builders clean.

3rd floor- apartments 2 to 11 complete, just waiting on final snagging and builders clean.

4th floor- apartments 2 to 11 complete, just waiting on final snagging and builders clean.

5th Floor final decoration being taken place and the boiler install to complete. Heaters to install once final decoration has taken place.

6th floor – first fix metal and boarding completed, and the M&E first fix is taking place, windows will be finished on Monday.

7th floor – install of metal and board to one half of the floor has commenced and the final rubbish to removed early next week.

8th Floor – strip out is ongoing.

9th Floor – metal and boarding first fix is taking place.

External Drainage on going.

We have also had various telecoms company's come to site and carry work on the masts. this is an ongoing situation.

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Activities to be started & ongoing in the next 4 weeks:

- Strip out will commence on the 10th floor.
- First Fix M&E to 6th,7th and 9th floor.
- First fix stud work and board to 6th 7th and 9th, followed by boarding the second side once the first fix M&E is complete.
- First fix ventilation to the 6th,7th and 9th floor
- Final fix electrical to the 1st floor
- Kitchens to install on the 6th floor.
- Sprinkler install to 6th,7th,9th floor.
- Final fix plumbing to first floor.
- MF Ceiling install to 6th and 9th floor.
- Plastering to 6th floor
- Tiling to 6th floor
- Window install 7th and ground floor.
- Install of sub floor to 6th and 9th floor.
- Smoke shaft cut out and block work to commence on 8th -10th
- Last bit of drainage to be complete on the outside of the building.
- New water main to be dug out and installed.
- Roof works to commence.
- Lift works to commence on the 23rd.

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Safety and Site Visits

In the last 4 weeks there has been no accidents.

F10 displayed and all insurances.

We have had our H&S visit by our independent consultant- Report has been sent over to Blueoak.

Toolbox talks are being conducted weekly.

We are maintaining our proactive approach to H&S with regular audits and meetings with our Sub- contractors.

All legislative paperwork and notifications are in place.

HSE Visits:

There have been no HSE visits to date.

2 no site inspection carried out by Citation and 2 no site visits by Bloeoak's H&S officer

Notice boards located in the site office and welfare Cabin



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Building Control-Warranty Provider

Paul Byrne from Building control has been out in the last month and has no concerns and will be out again next week , report has been sent to MB from Blueoak.

KJ form Checkmate has been to site 1 times this month and has no further actions or comments at this time. Reports have been sent direct to MB from Blueoak

Information Required

None

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Procurement cut off dates -

None

Quality

QIP to be issued

Contractor Design:

All design and drawings have been issued.

Planning:

All planning for the windows and ground floor has now been given.
Drainage planning condition to agree

Commercial

Procurement of subcontractors

The following Subcontract Orders have been placed:

- Electrical – SJS
- M&E Consultants – ECS
- H&S- Safety – Citation
- Waste- Kenny waste
- De-Gas-Solutions ltd
- Dm Tiling
- P&E Plumbing

We will continue procuring subcontractors in line with the program.

Procurement in the next four weeks:

All materials for the whole project have been ordered and most of them are coming to site in the next 6 weeks

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Procurement of Materials

All materials are being procured in line with our schedules/ER document
Most of the materials have been procured or are on order for the whole project

Materials on Site:

Track & Stud,

Plasterboard, MF

Envirovent 22no

Sanitary 24no

Apartments

Decfon 28c –2 floors

90no Heaters

Water heaters/stand

OSB

Electrical first fix

Plumbing First fix

Valuations

Valuation number 6 has been issued.

Variations/Change Order

None

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Contractors Change Proposal

None

Building Control/Planners/Others

Warranty Provider	1 no visits
Building Control	1 no visits.
Fire Strategy	0 no visits
Planning	no visit
H&S consultant	2 no visits

Handover Procedures and O+M Manuals

This will commence as key operations are completed.

Template has been sent to client for review.

Awaiting comment from Client

Any Other Business

Progress pictures below.

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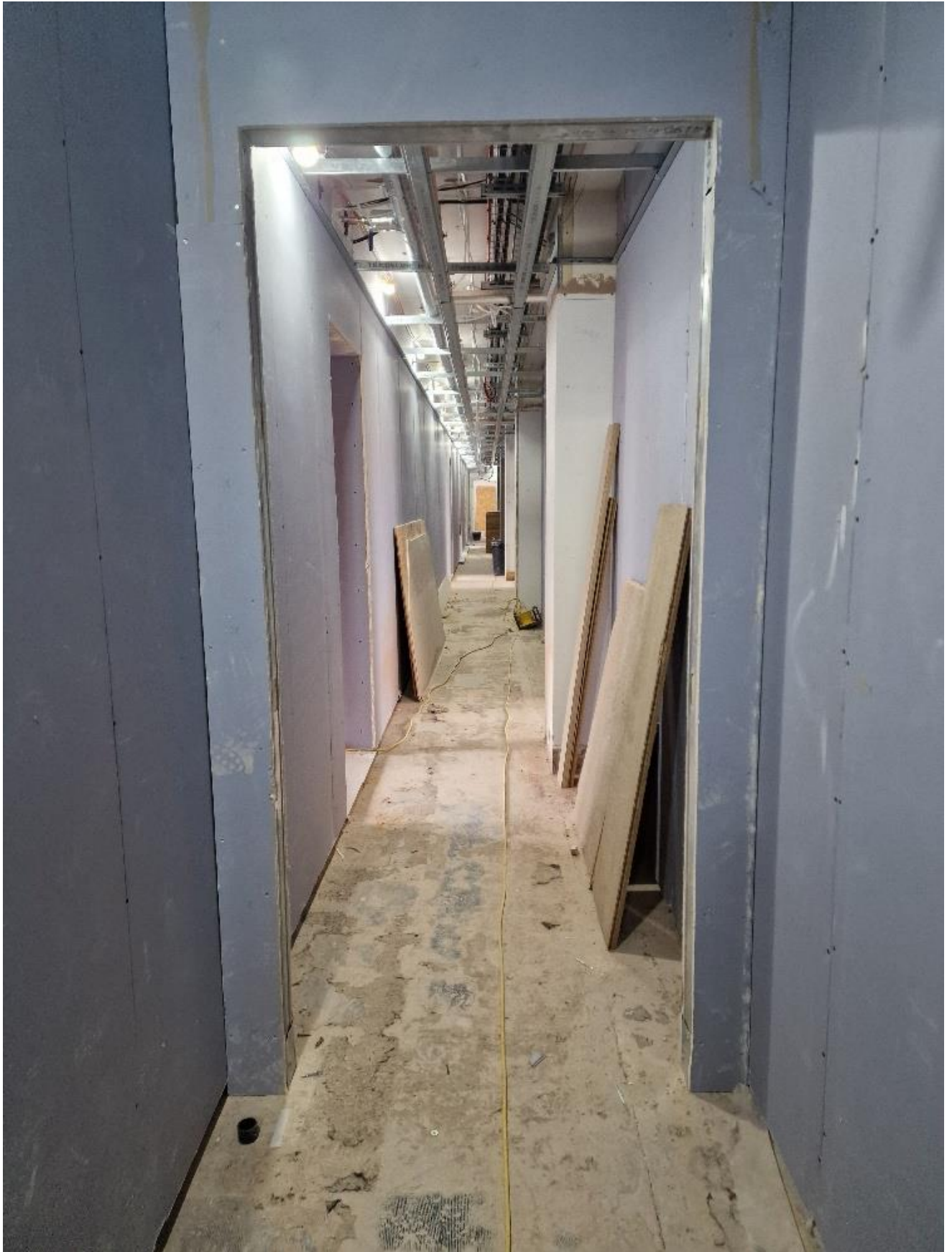
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Use
the stairs



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1



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**DO NOT
use the lift**



**Use
the stairs**



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1



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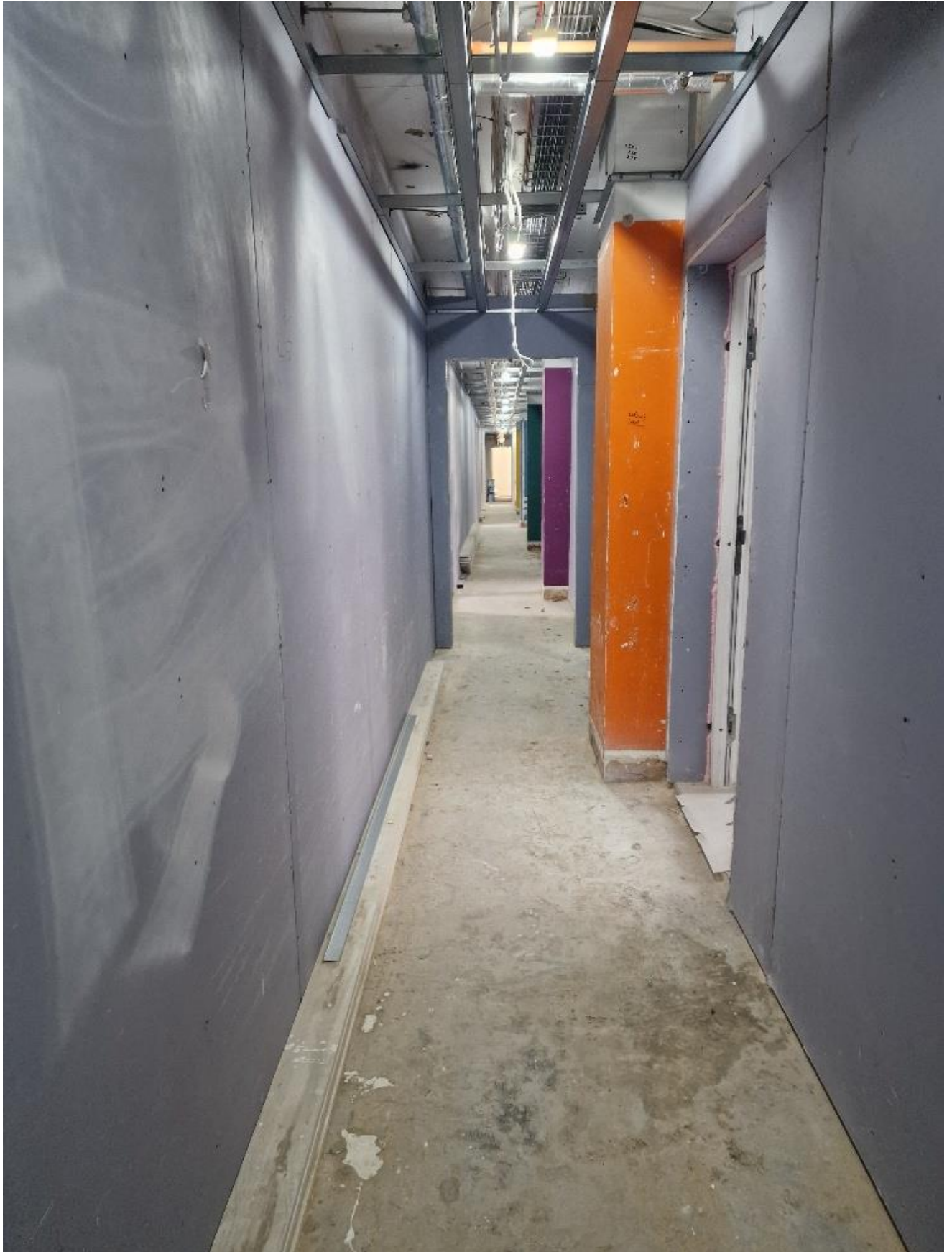
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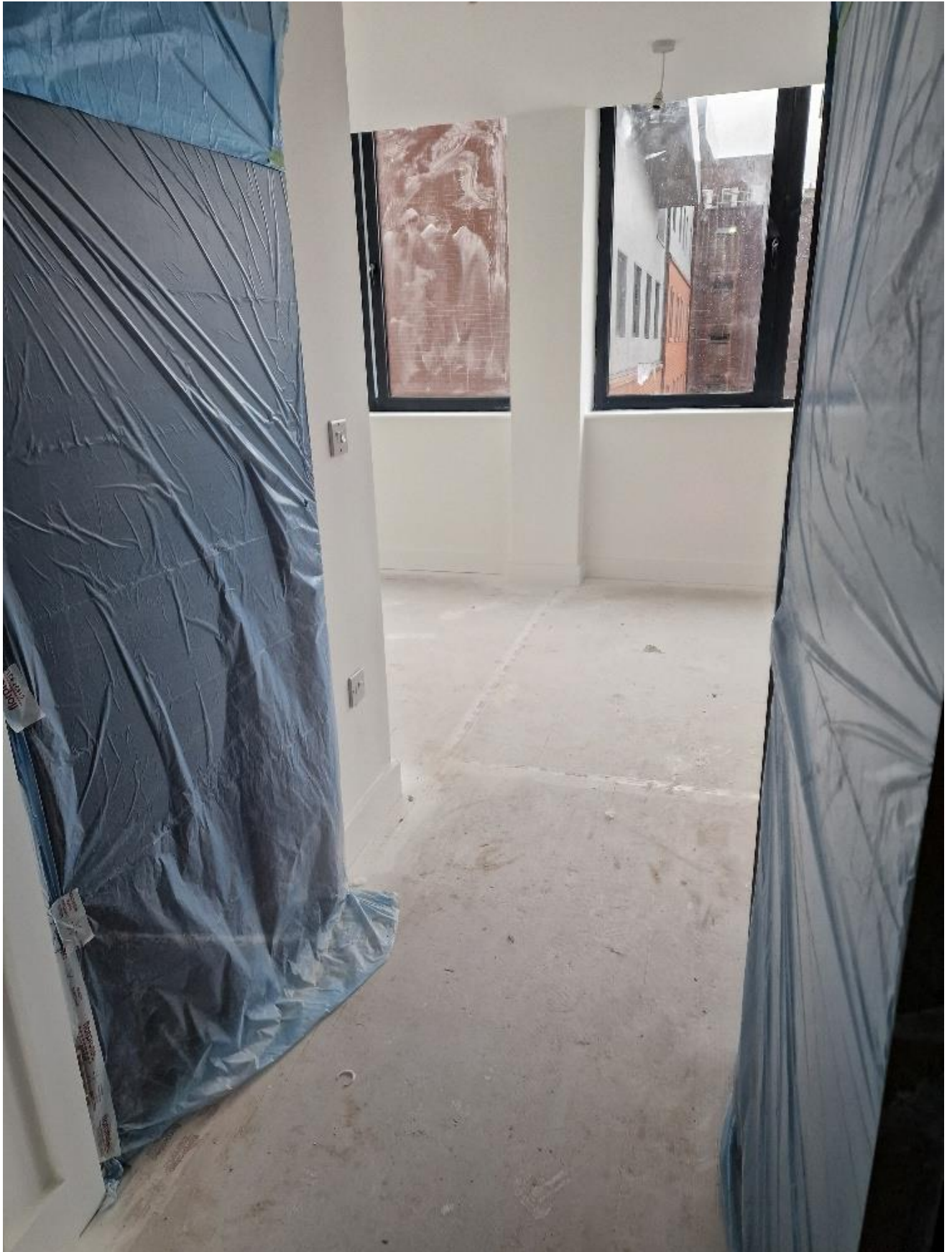
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Use
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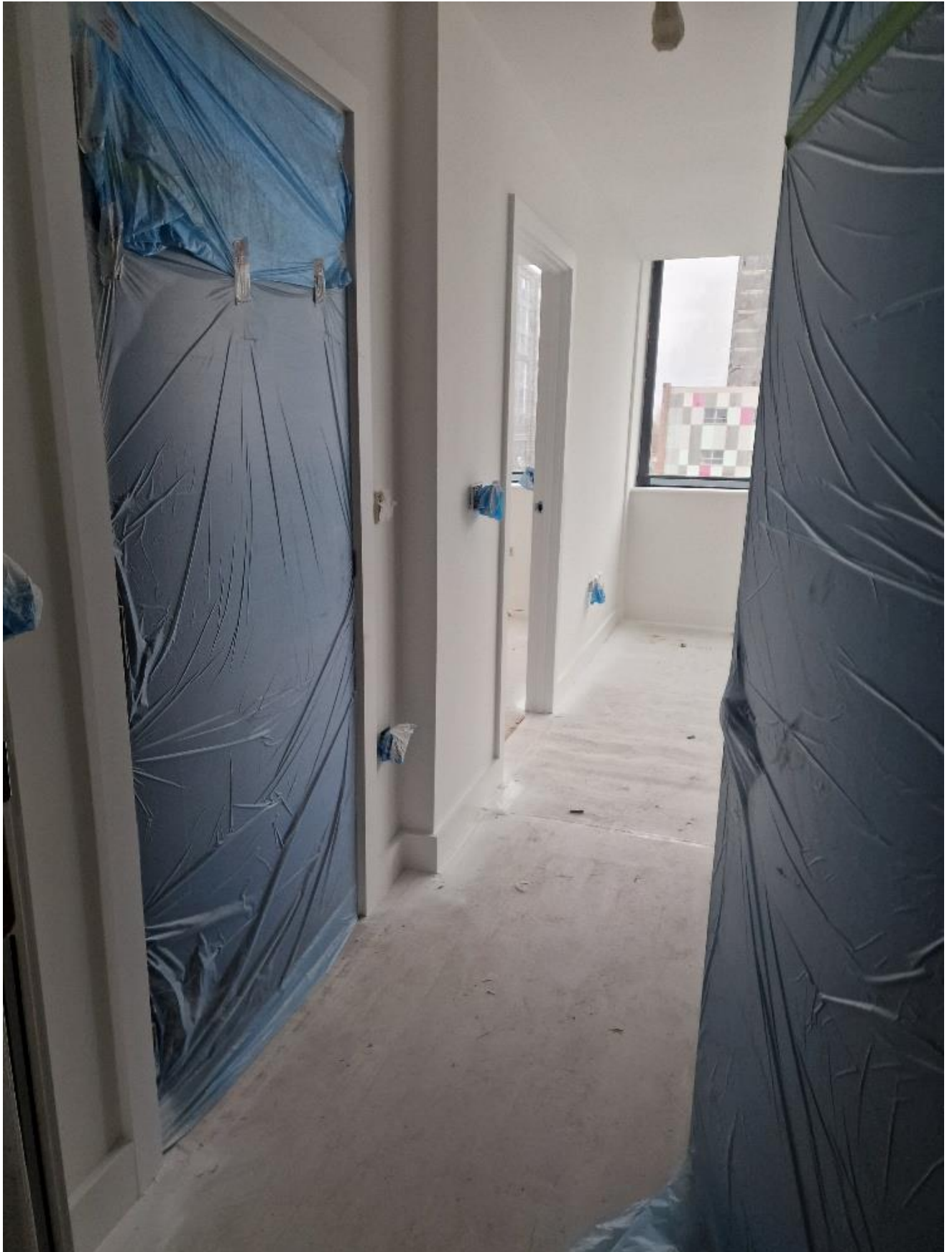
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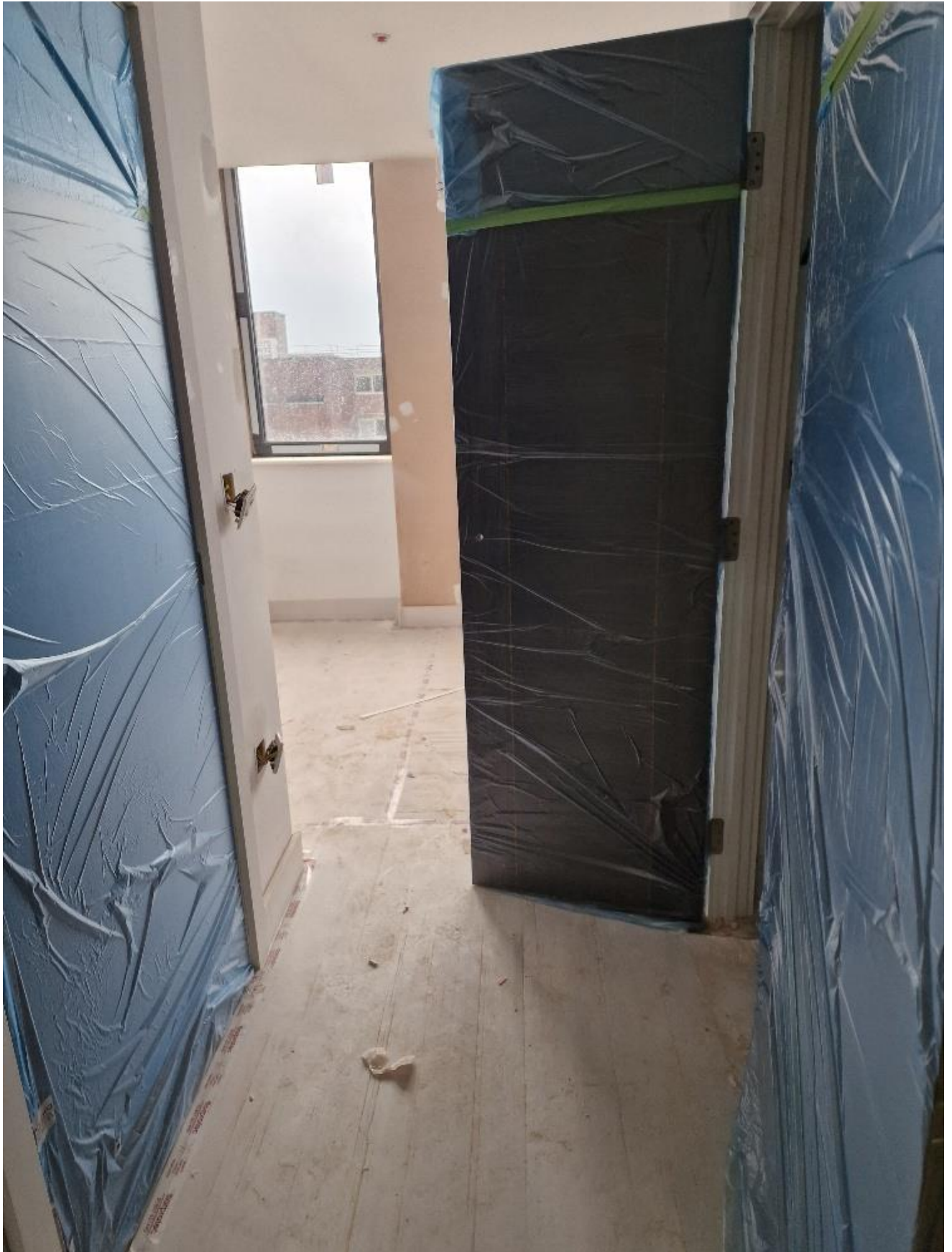
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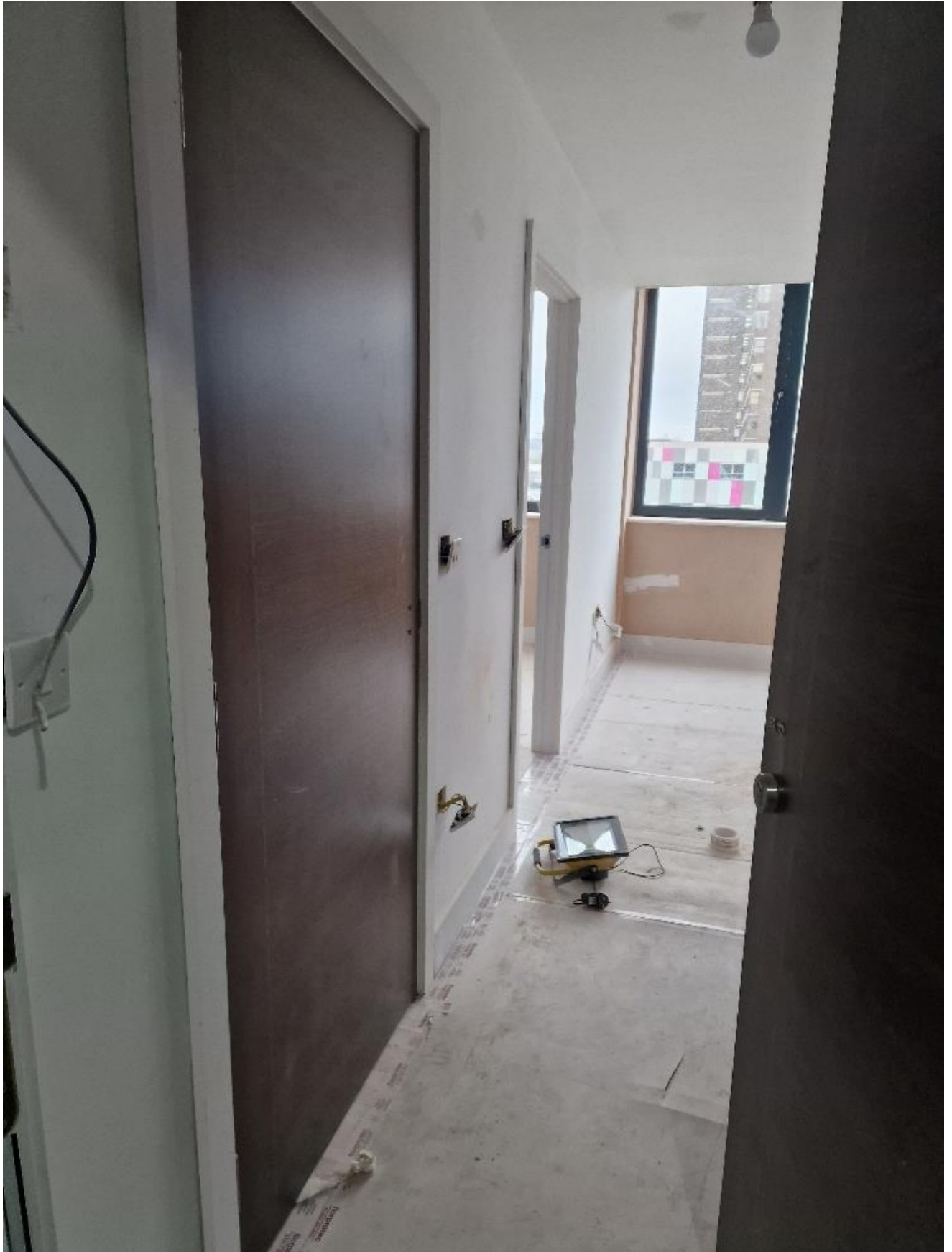
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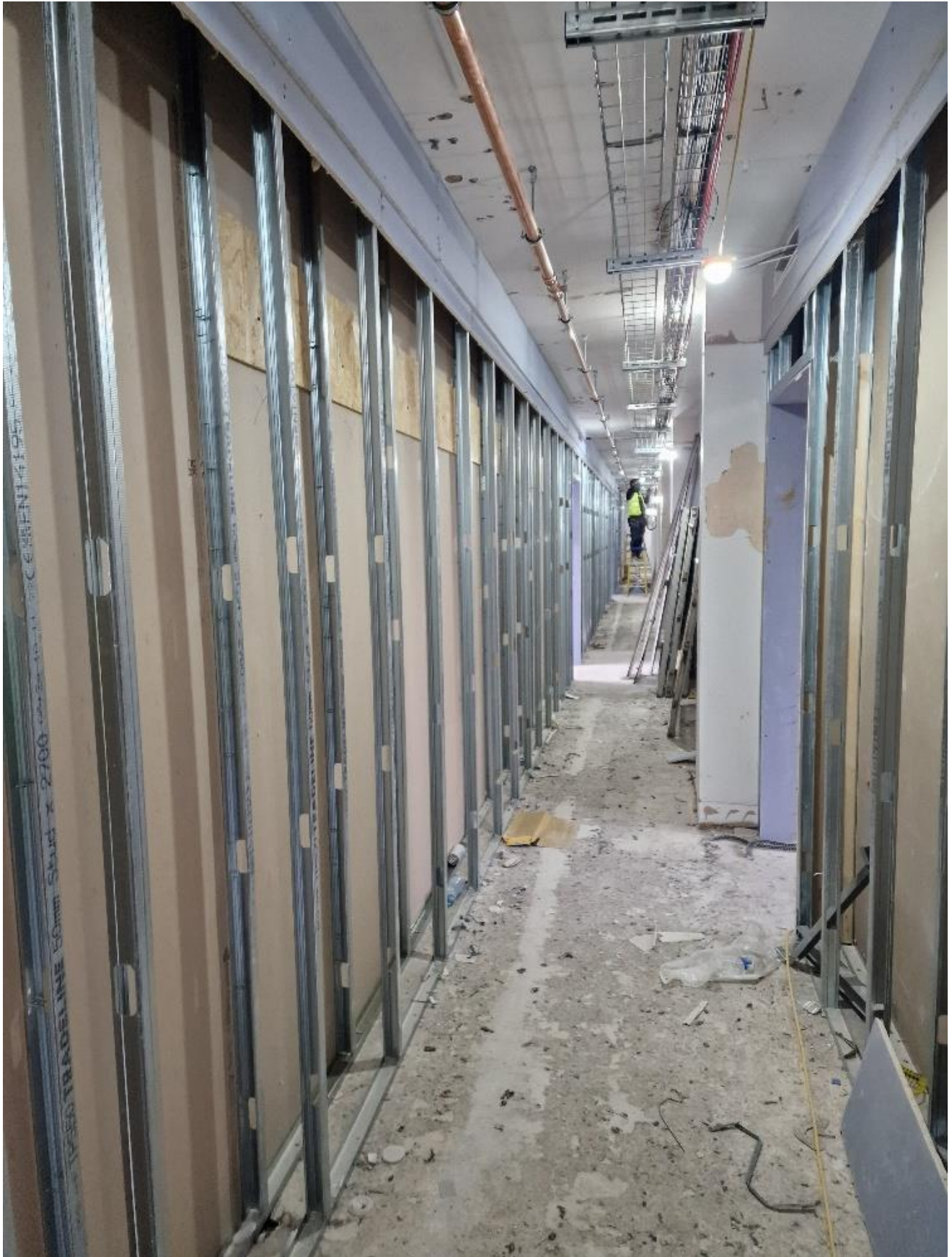
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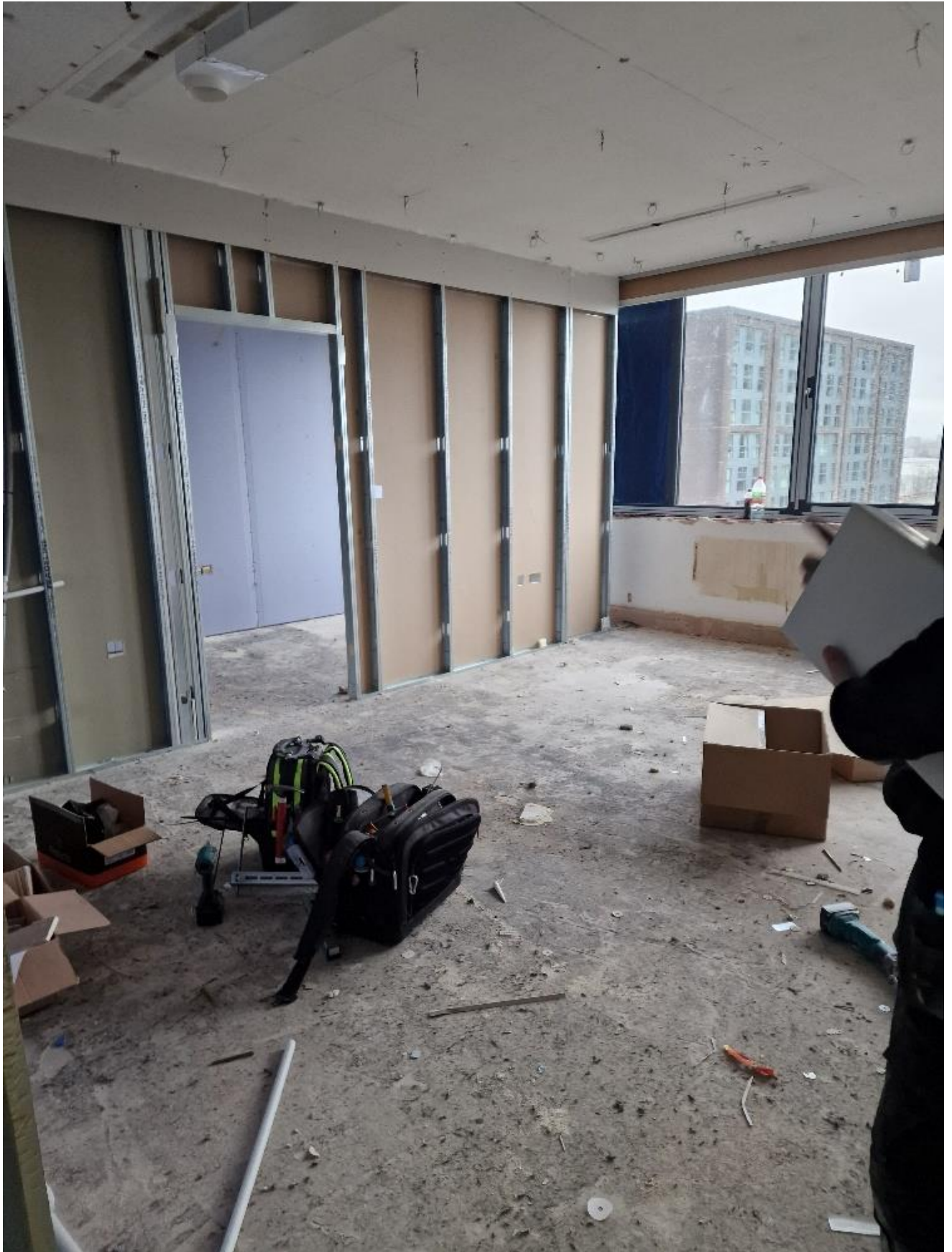
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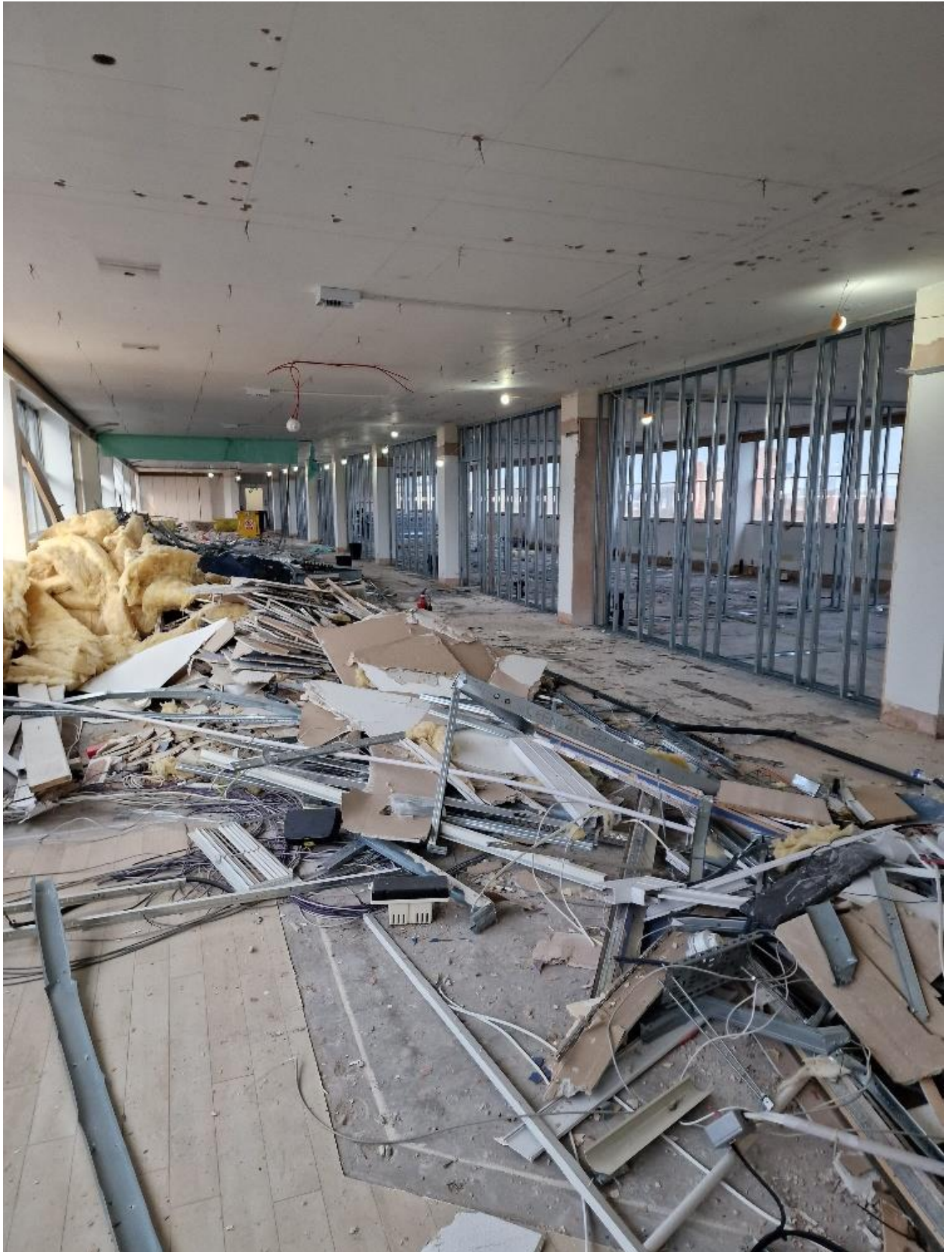
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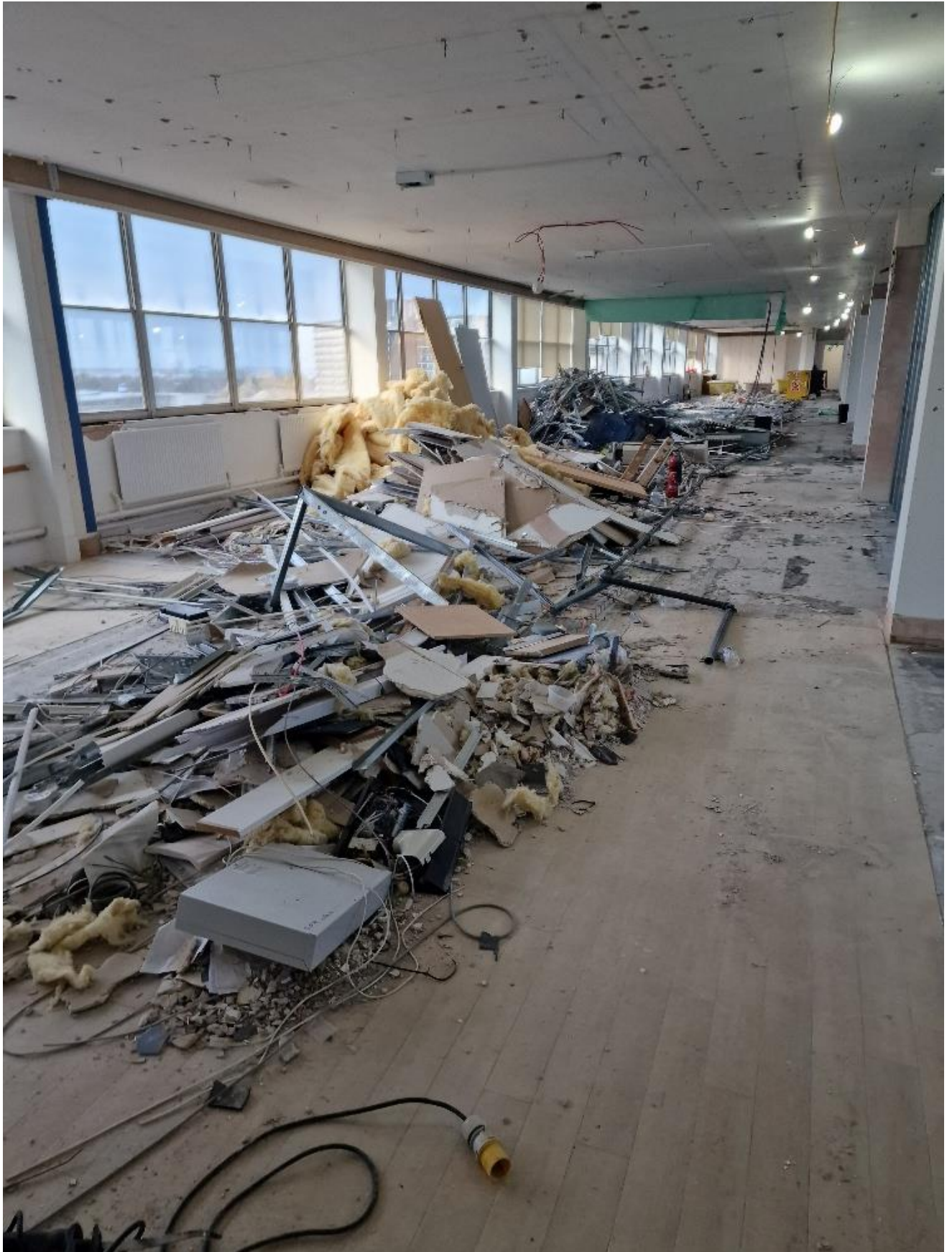
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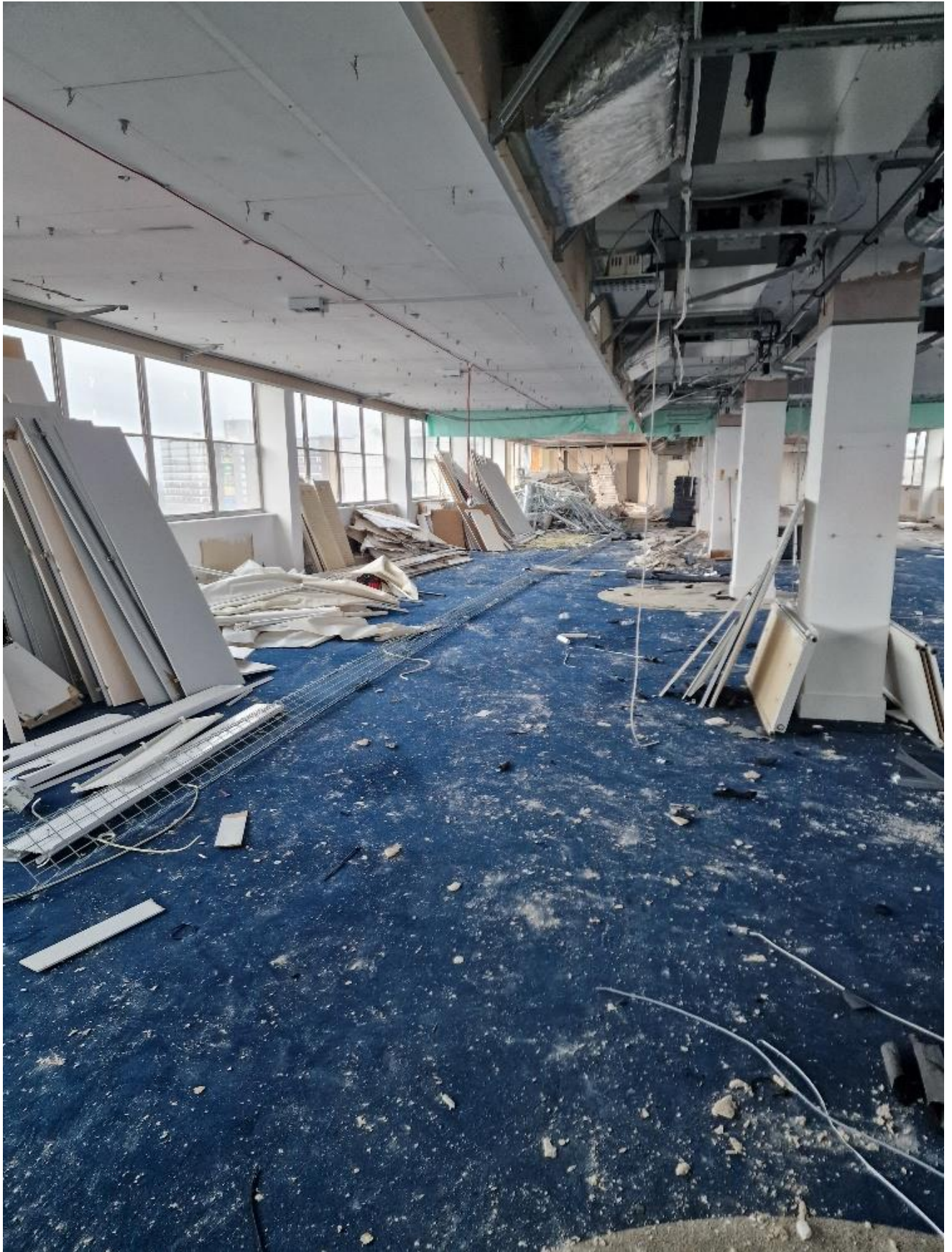
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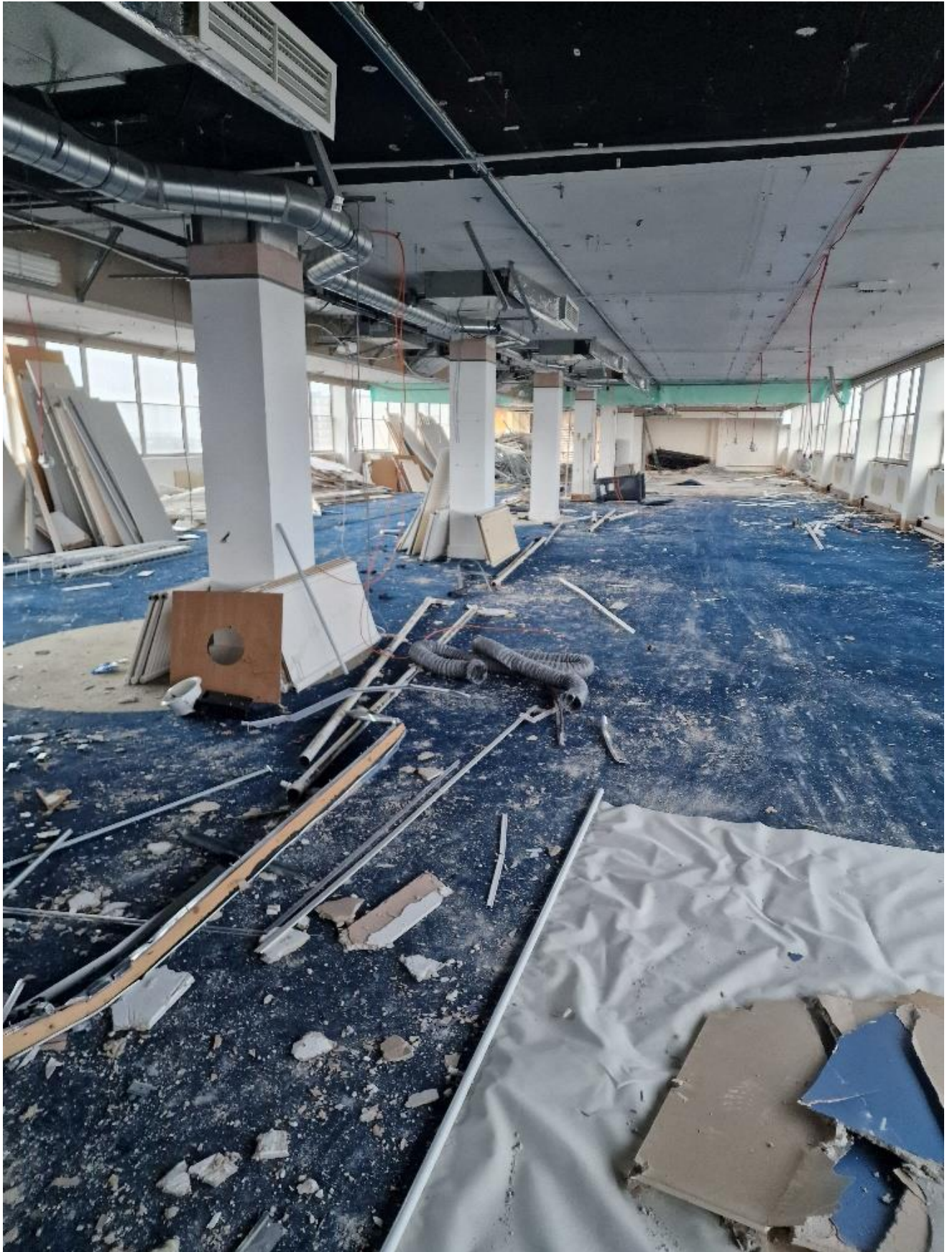
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