

St Clement Danes

1703US

CONSTRUCTION PROGRESS REPORT # 1703US-DJ-004

DISTRIBUTION LIST : Whole team

DATE OF ISSUE : 13/11/2024

CONTRACT START DATE :08/07/2024

CONTRACT END DATE : 08/12/2025



PROGRAMME AND PROGRESS EXECUTIVE SUMMARY

Scaffold is complete and handed over

Netting has been removed.

The scaffold temporary electrics and alarm have been fitted

The scaffold has been earthed and the lightning tape disconnected from the main spire structure.

Initial reviews have been undertaken by Charles Sheppard of both the exterior and interior stones. Red panned drawings for the exterior and an accompanying revised schedule of anticipated repairs have been provided.

Surveys of the current structure are very near completion.

Upper lantern drawings have been produced and currently being vetted internally prior to issue.

Installation of localized propping to the dome has been installed.

Installation of timber supports to the upper colonnade has been undertaken.

The weathervane has been dismantled.

The time lapse camera has been installed.

USL and CSA undertook a quarry visit to Lovell Groups stone processing yard based at Purbeck to review the current range of stone available. Portland Broadcroft Whitbed has been provisionally approved by CSA, subject to comparative testing of the existing stones and review of dry samples.

On site inspections of the tower masonry, clockfaces and sundial have been undertaken with Stace and CSA, with a scope expected to be issued shortly.

A meeting has been held with Nicholson's with regards to the works to the bells.

Upgraded tunnel lighting has been installed.

ANTICIPATED ACTIVITY WITHIN THE NEXT PERIOD

In the upcoming period the following activities are planned to take place:

- Cleaning trials of DOFF and TORC cleaning to the Spire
- Cleaning of the spire following approval/comment of the trials
- Completion of the site surveys and dismantle drawings.
- Start dismantling the upper cupola.
- Sampling and analysis of existing mortars and stone as per CSA direction.

CHANGE NOTICES

Ref No	Description		Issue Date	USL Update
	Title	Details		
CO-001	Board Tower Section to be Surveyed	Please provide a cost to scaffold board every 2 lifts to enable the Professional Team to carry out a façade survey of the tower.	12/08/2024	Costs have been received from the scaffolder. Note that the lower section of scaffold beneath the gantry is set off of the building, so any surveying will be visual only, and not hands-on.
CO-002	Debris Netting	<p>Please provide a cost to supply and install debris netting as per the attached options.</p> <p>The orange indicates where the debris netting needs to be applied.</p> <p>I would suggest Monoflex is priced as its more durable but open to alternate suggestions.</p>	12/08/2024	<p>Costs have been received from the scaffolder for the two options. These have been circulated</p> <p>To keep the wind loadings equal and to a minimum, prices have been provided for both options in Debris Netting and AirFlow.</p> <p>Further costs have been submitted to Stace for wrapping the entire scaffold in debris netting or Airflow.</p>
CO-003	Removal of steeple netting	Please provide a cost to remove the steeple netting and its fixings, set aside for reuse by others.	16/08/2024	The netting has been removed. Defined costs for this have been updated on the application. Stace to advise if costings need to be updated on Change Notice
CO-004	Installation of consultant board	Please provide a cost to install a consultants board on the hoarding	28/08/2024	This has been instructed and is currently being progressed.
CO-005	Removal of paving slabs	<p>Please provide a cost to remove the paving slabs from site, stored in the US warehouse and to be reinstated upon completion of the project.</p> <p>US to provide a drawing of stone removed and schedule.</p>	02/09/2024	This has now been instructed.

<p>CO-006</p>	<p>Installation of additional boarding on the Scaffolding for Time Lapse Installation</p>	<p>Please provide a cost to install boarding to enable the time lapse to be installed to the top level of the scaffolding. Once installed allow to be removed and allow cost to be reinstated as required.</p> <p>The boarding to be completed by the 30 of September.</p>	<p>02/09/2024</p>	<p>USL have spoken with Global Drone Surveys to discuss required access and the potential electrical requirement associated with the camera installation. While no additional access will be needed, there will be a requirement for an additional electrical cable at 240V, and associated plug, which will need to be costed.</p> <p>Additional electricians have been installed following receipt of formal instruction to proceed</p>
<p>CO-007</p>	<p>Upgrading the Tunnel Lighting at West End Entrance.</p>	<p>Please provide a cost to upgrade, supply and install the tunnel lighting from bulk heads to more traditional lantern type light fittings to the main entrance tunnel.</p>	<p>02/09/2024</p>	<p>A cost for this has been provided.</p> <p>This has been installed following receipt of formal instruction to proceed</p>
<p>CO-008</p>	<p>Printing of Artist Designs to Hoarding</p>	<p>To instruct MX Display to print and install the artists designs onto the hoarding outside the church.</p>	<p>10/09/2024</p>	<p>Noted. Speaking with MX Display on site, they will require the removal of the skirting and head pieces from the hoarding to install their graphic, and then have these reinstated afterwards to seal over the edges of the installed print.</p> <p>This has been instructed. Design has been produced and approved by Chloe Campbell. USL are awaiting on update from Stace with regards to production and installation dates.</p>
<p>CO-009</p>	<p>Weathervane repairs</p>	<p>Please obtain a detailed quote (list out recommended works) from at least two specialist subcontractor costs for the refurbishment and regilding of the weathervane (removal and reinstallation covered by contract).</p>	<p>11/11/2024</p>	<p>USL</p>

CONTRACT ADMINISTRATORS INSTRUCTIONS

Ref No	Description		Issue Date	USL Update
	Title	Details		
CAI-001	Hoarding display	Omit £15K hoarding display prov sum and instruct Chloe Campbell to produce artwork as per quotation provided	18/09/2024	Full invoices have been received, with confirmation of approval by Stace, and are currently being processed.
CAI-002	Electrics for time-lapse camera	Install electrics for time lapse camera as quoted in Change order 6.	27/09/2024	Complete
CAI-003	Paving removal	Agreed costs for removal of paving to scaffold footprint (partial) as quoted within Change Order 5	08/10/2024	Complete
CAI-004	Odgers Report	USL are to comply with parameters as set out within the report for the repairs to the masonry	11/10/2024	Basalt pin query still to be resolved. Stace to provide update.
CAI-005	Consultant board	USL to proceed with the manufacture and installation of consultant boards	11/10/2024	Complete.
CAI-006	Netting	USL to remove existing netting as per Change Order 3	17/10/2024	Complete
CAI-007	Tunnell Lights	Installation of tunnel lighting as per the Change Order 7	21/10/2024	Complete

CAI-008	Chloe Campbell and Time Lapse Camera Weathervane cross tie	Progress latest invoices from Chole Campbell and to engage Cactus Security with regards to the timelapse camera. New weathervane cross tie to be omitted.	11/11/24	Time lapse camera installed and invoices are being processed.
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IMPORTANT ISSUES

Scaffold Wrap

USL have provided the revised costs for the various options and are currently awaiting on a decision to proceed.

With regards to overall costings, costs have been incurred in order to design and build the scaffold so that it may take a wrap with regards to wind loadings. The design costs for this are understood. USL are worked with their designers and scaffolders to fully understand what elements of scaffolding are in place, or have been upgraded, solely for the purposes of supporting the wrap/sheeting and its resultant wind load, so that fair costs may be apportioned to this. Costings have been provided and are to be discussed and agreed.

MX Displays/ Hoarding display

USL Require input from Stace on what the perceived programme/ production and installation durations are for the hoarding graphics so that they may be appropriately planned and scheduled.

Odgers Conservation Report

Following receipt of CAI 004, USL have reviewed the Odgers Conservation report and note the following:

- Confirmation is required that the repairs currently scoped within the Scope of Works are compliant with the parameter as set out by the report.
- Confirmation is required that any repairs to be scoped as stones are removed and surveyed must be compliant with the parameter as set out by the report. And as such, for the basis of this procedure, the report should be treated as the outline repair parameter specification.
- The report's recommendation is that all cramps and any pinning be undertaken utilizing basalt FRP rebar and lime based grouts, as per the "option 2" within the HPM drawings, which gave an either/or scenario for utilizing steel and resin, or basalt for and lime based grout. USLs costings and durations are based upon utilizing Option 1. USL are currently reviewing the use of basalt FRP dowels and lime based grout and will report back if there is any significant change in regards to material cost, availability and programme implications from utilizing this alternative methodology.

Agreed Methodology for recording and dismantle

The methodology for recording, tagging and dismantling the masonry has been produced submitted. USL are awaiting on any feedback or comment so this may be finalized into a working SSOW.

Programme

Following internal review of the project, the programme sequencing has been altered from that at tender stage/the contract start.

The primary changes are as follows:

- More time has been allocated to surveying and drawing the cupola prior to dismantle.
Due to the access provided, more details can be captured and recorded, and the composition of the structure more confidently understood, prior to dismantle. This ensures that no pertinent details are missed prior to dismantlement commencing, after which they would be lost. This also streamlines the dismantling process, with less stoppages needed for recording during the dismantle stage, thus decreasing the overall time to dismantle and making more efficient use of the masons time.
- The dismantle duration of the upper and mid cupola have been reduced as a result of the above.
- The cleaning has been brought in to be undertaken insitu prior to dismantling rather than periodically off site in USL's yard. This is due to quality. Cleaning all the stones when they are constructed ensures a consistent level of clean from one stone to its neighbour. To clean each stone in isolation off site, could result in a patchwork quilt arrangement of varying degrees of cleaning being achieved on each stone.
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RFI's

Ref No	Description		Issue Date	Status
	Title	Details		
RFI-001	Course 31 render	Confirmation of design is required so this may be firmed up and materials procured and processed	10/10/2024	Open USL to remove render and expose stone substrate for design team review
RFI-002	Odgers report	Odgers report to be issued and instructed as a contract document	10/10/2024	Closed
RFI-003	Weathervane cross tie and rod	Design required for the new cross tie and rod and location of embedment required	11/10/2024	Closed Existing tie to be retained

RFI-004	Top Dome Assembly	Top Dome Assembly is different to what is drawn, with interior faces of stone appearing heavily spalled/ of a poor construction.	11/10/2024	Closed No action required
RFI-005	Course 12 numbering	Agreement is required with regards to how the Course 12 stones will be numbered and recorded, as this course differs in jointing to how it has been drawn in the tender drawings.	11/10/2024	Closed CSA agrees with USL proposal.

HEALTH, SAFETY & WELLBEING

USL Contracts manager Daniel Johnstone is a qualified advanced scaffold inspector and temporary works coordinator. Each team within the project has a dedicated first aider as part of their team.

John Townsend, USL Site manager, is a qualified first aider.

Scaffold inspections are taking place

Standards of PPE and house keeping are being maintained.

Priority Risk, USL's external health and safety advisers, are undertaking their monthly audits. The next planned audit is scheduled for the 13th November 2024

Further updates to SSOW and new SSOW for upcoming activities are to be produced by USL and shared with the client team.

Over the Remembrance Day weekend, one of the coach lanterns on the hoarding had been vandalized and ripped off. This is being replaced.

ENVIRONMENTAL & SUSTAINABILITY

No issue to report during this period.

COMMERCIAL SUMMARY

Valuation 4 has been submitted to Stace LLP for review 8th November 2024.