



Prifysgol Cymru
Y Drindod Dewi Sant
University of Wales
Trinity Saint David

Chris Atkinson – 1603207

**Level 6. BSc (Hons) Construction
Management**

**Module: Construction Management.
Assignment Title: Programme Control.**

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CONTRACTOR REPORT


Contract: J123-SA1 Student Accommodation

Report No: 010

Prepared By: Chris Atkinson

Validated: CA

Date: 28/11/2021

Reporting Period From:

 31st Oct 2022

To: 25th November 2021

01-00 PROCUREMENT

01-01 Resource Appointment

Ref	Commodity	Contractor / Supplier	Stage	Status
001	Civil Engineering	DD Groundworks	Appointed	Green
002	Scaffolding	The Scaffolding Co	Appointed	Green
003	Steel Frame work	Build Form	Appointed	Green
004	Tarmac	I H Jones Tarmac	Appointed	Green
005	Roof Coverings	Seasons	Appointed	Green
006	Mechanical	Topgate	Appointed	Green
007	Electrical	Topgate	Appointed	Green
008	Sprinkler	Topgate	Appointed	Green
009	External Cladding	Nordic Facades	Appointed	Green
010	Windows and Doors	Scandic Windows and Doors	Appointed	Green
011	Carpentry	I P Carpentry	Appointed	Green
012	PV Systems	Solarcell	Appointed	Green
013	Internal Partitions and Ceilings	Drywall Ltd	Appointed	Green
014	Internal Wall and Ceiling insulation	Thermal Warmth	Appointed	Green
015	Kitchens	Inter Kitchens	Appointed	Green
016	Decorating	White Cliff	Appointed	Green
017	Flooring	West Wales Flooring	Appointed	Green
018	Tiling	Tile Right	Appointed	Green
019	Street Lighting	Rite Lite	Appointed	Green
020	Mastic Sealants	Wales Sealants	Appointed	Green

Table 1. Procurement Schedule

02-00 DESIGN CONTROL

02-01 Project Compliance

Status
Commentary:

Green

- JPP has been appointed as the Architect
- RCD has been appointed as the Structural Engineer
- Topgate has been appointed as M&E Designer

02-02 Legal Design Conditions Tracker

Status
Commentary:

Green

There are 4 Pre-Commencement planning conditions which have been discharged prior to Construction Start Date.:

02-03 Adoptions - Easements - Licenses	Status
Commentary:	Green
All Section Agreements in place in line with Programme.	

02-04 Design Release	Status
Commentary:	Green
- All Architect's and Structural Engineers Information has been released in line with Programme. - All Steel Framework drawings have been issued and have been commented on in line with the programme. - Received Mechanical Drawings – CA has uploaded the drawings to the Clients folder. - Received All Electrical Drawings - CA has uploaded the drawings to the Clients folder. * M&E has had to be Re-designed due to Covid Transmission.	

02-05 Building Regulations Control	Status
Commentary:	Green
Swansea Building Control attended site during the month to carry out all required inspections.	

02-06 Structural Guarantee	Status
Commentary:	Green
NHBC Structural warrantee in place – NHBC Risk Manager has carried out all required inspections during the month.	

02-07 Fire Officer	Status
Commentary:	Green
- Fire report has been completed by international fire consultants limited an issued. - IFC have completed a Fire Risk Assessment for 'During Construction' and was issued to the Contractor and Client.	

02-08 Product Approval Schedule	Status
Commentary:	Green
The Contractor have produced a draft copy of material finishing schedule for the Clients approval.	

02-09 Design Review Requirements	Status
Commentary:	Red
M&E requires re-design due to Covid Transmission	

03-00 PROGRAMME

03-01 Contract Programme

Contract:	Version:	J123-Contract-Programme-CP-Rev-H -updated 25/11/202
	Commencement Date:	26 th July 2021 Contract Award – 07 th Feb 2022 Commencement on Site
	Period:	171 weeks
	Completion Date:	22 nd March 2024

Current Status:	Anticipated Completion Date:	18/04/2024
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03-02 Contract Programme Tracker	Status
Commentary:	Red

Please see Contract Programme attached where it has been identified that due to a recent Covid Transmission the M & E has had to be re-designed. This has come at a stage where the Contractor is due to commence M & E First Fix and has put the stage on stop. It has affected the Programme by four weeks and extended the Planned Completion to the 18th of April 2024. The Contractor considers this to Force Majeure and a non-culpable delay and the Contractor would be seeking an Extension of Time (EOT) but without costs.

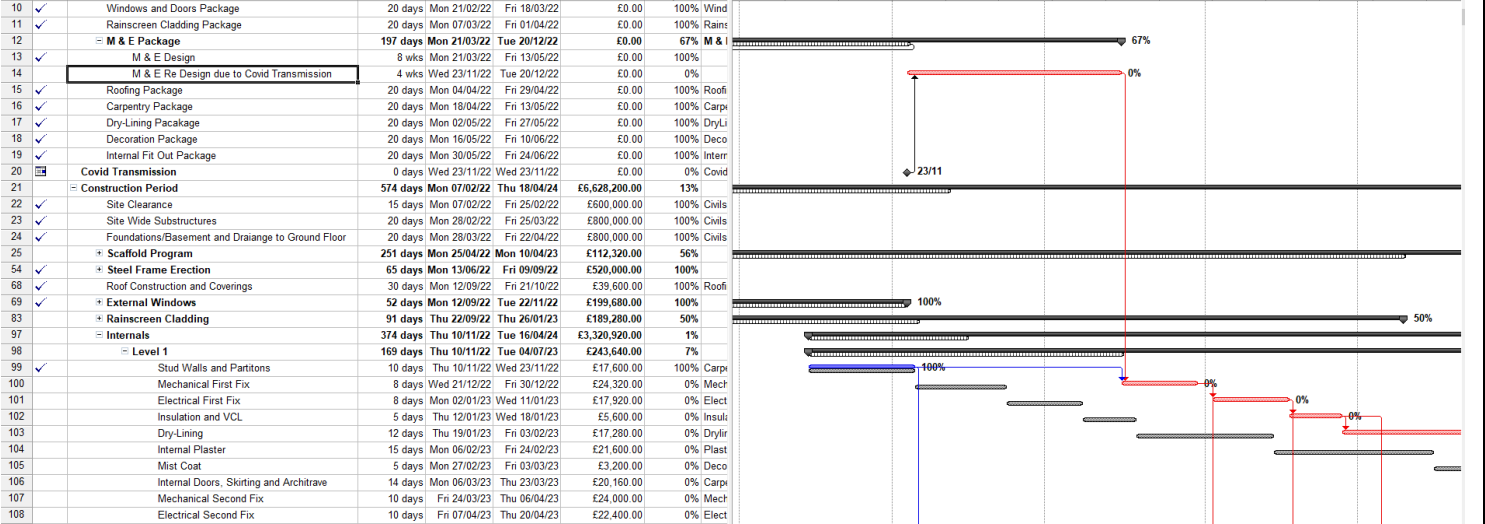


Figure 1. Contract Programme Showing Re-Design of M&E due to Covid transmission

The Information received regarding the Covid Transmission has affected the critical path which is highlighted in red. The Contractor has set a baseline at the original Contract Programme agreement to show and identify true cause and effect.

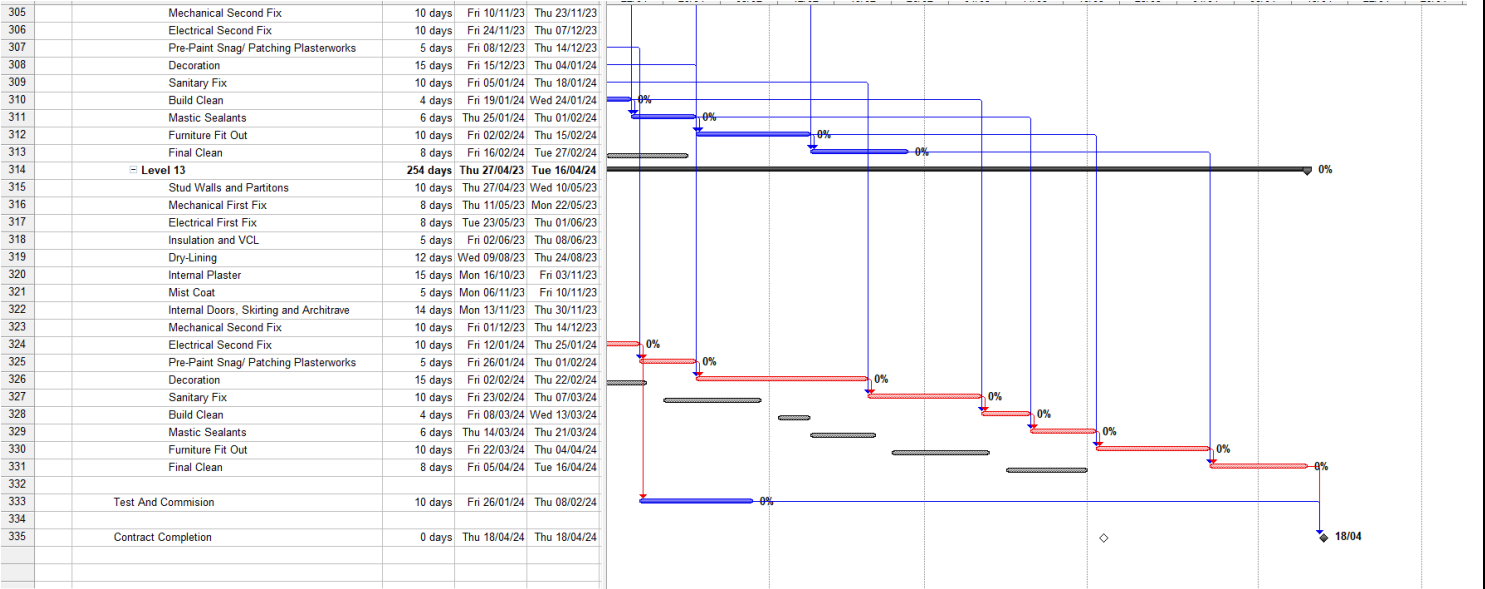


Figure 2. Contract Programme Showing effect of completion date due to Covid Transmission.

The Contractor advises that an acceleration of time would be possible but would come at an incentive to the Internal Plastering Contractor of +20% increase on their Sub-Contract Order plus the Main Contractors 10% Margin. This would be done by increasing labour on site and reducing the duration by one day to their specific task. The Second Fix Carpentry (Internal Doors, Skirting, Architrave) would also need to be accelerated to Levels 10,11,12 & 13 by reducing the duration to tasks by one day. This would come at a 10% increase on their Sub-Contract Order plus the Main Contractors 10% Margin.

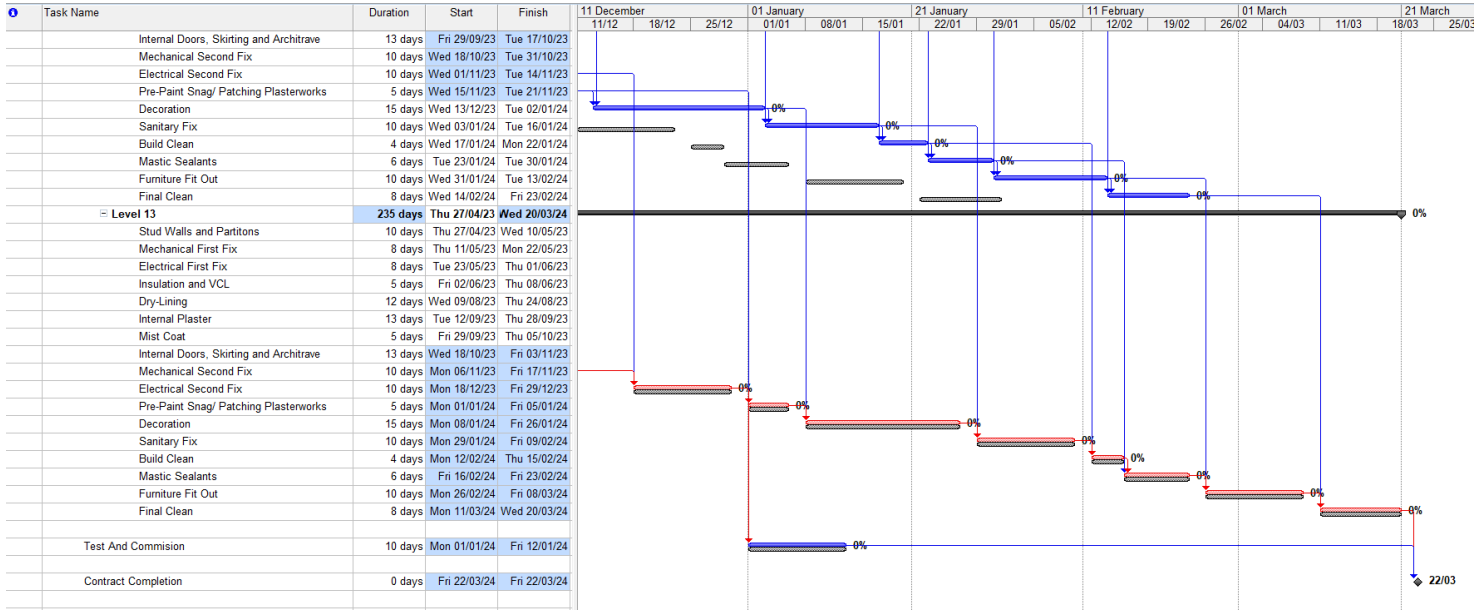


Figure 3. Contract Programme identifying the option to accelerate works to meet original Contract Completion Date

04-00 COMMERCIAL

04-01 Contract Documents	Status
Commentary:	Green
The Client is in receipt of the signed Contract Documents.	

04-02 Entitlement Assessments							Status																																																																																																																																																
Commentary:							Red																																																																																																																																																
The accepted Contract Sum is at six million, eight hundred and thirty-one thousand pounds. To date there have been zero variations to the contract. Certified to date is three million, three hundred and forty-five thousand, five hundred and twenty pounds. <table><tr><td>• Contract Sum:</td><td>£6,831,000.00</td></tr><tr><td>• Compensation Events to Date:</td><td>£0.00</td></tr><tr><td>• Certified</td><td>£3,345,520.00</td></tr><tr><td>• Projected AFA</td><td>£6,831,000.00</td></tr></table>								• Contract Sum:	£6,831,000.00	• Compensation Events to Date:	£0.00	• Certified	£3,345,520.00	• Projected AFA	£6,831,000.00																																																																																																																																								
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Budget Report as of Wed 19/01/22 J123-Contract-Programme-CP-Rev-H -updated 2022-11-25 <table><tr><th>ID</th><th>Task Name</th><th>Fixed Cost</th><th>Fixed Cost Accrual</th><th>Total Cost</th><th>Baseline</th><th>Variance</th><th>Actual</th></tr><tr><td>19</td><td>Internal Fit Out Package</td><td>£0.00</td><td>Prorated</td><td>£0.00</td><td>£0.00</td><td>£0.00</td><td>£0.00</td></tr><tr><td>20</td><td>Covid Trans mission</td><td>£0.00</td><td>Prorated</td><td>£0.00</td><td>£0.00</td><td>£0.00</td><td>£0.00</td></tr><tr><td>110</td><td>Decoration</td><td>£0.00</td><td>Prorated</td><td>£0.00</td><td>£0.00</td><td>£0.00</td><td>£0.00</td></tr><tr><td>128</td><td>Decoration</td><td>£0.00</td><td>Prorated</td><td>£0.00</td><td>£0.00</td><td>£0.00</td><td>£0.00</td></tr><tr><td>146</td><td>Decoration</td><td>£0.00</td><td>Prorated</td><td>£0.00</td><td>£0.00</td><td>£0.00</td><td>£0.00</td></tr><tr><td>164</td><td>Decoration</td><td>£0.00</td><td>Prorated</td><td>£0.00</td><td>£0.00</td><td>£0.00</td><td>£0.00</td></tr><tr><td>182</td><td>Decoration</td><td>£0.00</td><td>Prorated</td><td>£0.00</td><td>£0.00</td><td>£0.00</td><td>£0.00</td></tr><tr><td>200</td><td>Decoration</td><td>£0.00</td><td>Prorated</td><td>£0.00</td><td>£0.00</td><td>£0.00</td><td>£0.00</td></tr><tr><td>218</td><td>Decoration</td><td>£0.00</td><td>Prorated</td><td>£0.00</td><td>£0.00</td><td>£0.00</td><td>£0.00</td></tr><tr><td>236</td><td>Decoration</td><td>£0.00</td><td>Prorated</td><td>£0.00</td><td>£0.00</td><td>£0.00</td><td>£0.00</td></tr><tr><td>254</td><td>Decoration</td><td>£0.00</td><td>Prorated</td><td>£0.00</td><td>£0.00</td><td>£0.00</td><td>£0.00</td></tr><tr><td>272</td><td>Decoration</td><td>£0.00</td><td>Prorated</td><td>£0.00</td><td>£0.00</td><td>£0.00</td><td>£0.00</td></tr><tr><td>290</td><td>Decoration</td><td>£0.00</td><td>Prorated</td><td>£0.00</td><td>£0.00</td><td>£0.00</td><td>£0.00</td></tr><tr><td>308</td><td>Decoration</td><td>£0.00</td><td>Prorated</td><td>£0.00</td><td>£0.00</td><td>£0.00</td><td>£0.00</td></tr><tr><td>326</td><td>Decoration</td><td>£0.00</td><td>Prorated</td><td>£0.00</td><td>£0.00</td><td>£0.00</td><td>£0.00</td></tr><tr><td>335</td><td>Contract Completion</td><td>£0.00</td><td>Prorated</td><td>£0.00</td><td>£0.00</td><td>£0.00</td><td>£0.00</td></tr><tr><td></td><td></td><td>£0.00</td><td></td><td>£6,831,000.00</td><td>£6,831,000.00</td><td>£0.00</td><td>£3,345,520.00</td></tr></table>								ID	Task Name	Fixed Cost	Fixed Cost Accrual	Total Cost	Baseline	Variance	Actual	19	Internal Fit Out Package	£0.00	Prorated	£0.00	£0.00	£0.00	£0.00	20	Covid Trans mission	£0.00	Prorated	£0.00	£0.00	£0.00	£0.00	110	Decoration	£0.00	Prorated	£0.00	£0.00	£0.00	£0.00	128	Decoration	£0.00	Prorated	£0.00	£0.00	£0.00	£0.00	146	Decoration	£0.00	Prorated	£0.00	£0.00	£0.00	£0.00	164	Decoration	£0.00	Prorated	£0.00	£0.00	£0.00	£0.00	182	Decoration	£0.00	Prorated	£0.00	£0.00	£0.00	£0.00	200	Decoration	£0.00	Prorated	£0.00	£0.00	£0.00	£0.00	218	Decoration	£0.00	Prorated	£0.00	£0.00	£0.00	£0.00	236	Decoration	£0.00	Prorated	£0.00	£0.00	£0.00	£0.00	254	Decoration	£0.00	Prorated	£0.00	£0.00	£0.00	£0.00	272	Decoration	£0.00	Prorated	£0.00	£0.00	£0.00	£0.00	290	Decoration	£0.00	Prorated	£0.00	£0.00	£0.00	£0.00	308	Decoration	£0.00	Prorated	£0.00	£0.00	£0.00	£0.00	326	Decoration	£0.00	Prorated	£0.00	£0.00	£0.00	£0.00	335	Contract Completion	£0.00	Prorated	£0.00	£0.00	£0.00	£0.00			£0.00		£6,831,000.00	£6,831,000.00	£0.00	£3,345,520.00
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• Variation 001 (Acceleration to Contract Programme due to Covid Transmission) £83,201.68 • Projected AFA £6,914,201.68																																																																																																																																																							

04-03 Valuations/Cashflow								Status
Commentary:								Green
- Valuation number 16 will be issued on the 26-11-2022 to the Clients Project QS for review, acceptance and certification. - In line with our current Programme please see Cashflow forecast below;								
	28/11/22	05/12/22	12/12/22	19/12/22	26/12/22	02/01/23	09/01/23	
Final Clean								
Level 13								
Stud Walls and Partitions								
Mechanical First Fix								
Electrical First Fix								
Insulation and VCL								
Dry-Lining								
Internal Plaster								
Mist Coat								
Internal Doors, Skirting and Architrave								
Mechanical Second Fix								
Electrical Second Fix								
Pre-Paint Snag/ Patching Plasterworks								
Decoration								
Sanitary Fix								
Build Clean								
Mastic Sealants								
Furniture Fit Out								
Final Clean								
Test And Commission								
Contract Completion								
Total	£19,200.00	£19,200.00	£19,200.00	£28,320.00	£34,400.00	£45,600.00	£47,840.00	
Table 3. Cashflow Forecast								

05-00 PROJECT CONTROL

05-01 Construction Health & Safety Management Plan								Status
Commentary:								Green
The construction phase health and safety plan has been prepared and issued.								

05-02 Construction Traffic Management Plan								Status
Commentary:								Green
A Traffic Management plan has been produced and issued.								

05-03 Health & Safety Executive								Status
Commentary:								Green
HSE made a site visit within the month with no reported items.								

05-04 Environmental Agency								Status
Commentary:								Green
Nothing to report								

05-05 Project Organogram	Status
Commentary:	Green
- Construction Director – Huw Jones - Commercial Director – Craig Davies - Technical Director – Stuart Phillips - Project Manager - Chris Jenkins - Site Manager – Ashley Peters - Quantity Surveyor - Andrew Taylor - Quantity Surveyor - Sam Bruce - SHEQ Advisor - Rob Barry	

05-06 PVP Management Plan	Status
Commentary:	Green
Plant and vehicle movement is and will be updated regularly by our site team as the construction progresses.	

06-00 SITE CONTROL

06-01 Site Incidents Control	Undertaken This Period	Total To Date
Incidents Occurrence Records:	0	0
Reportable:	0	0
Non-Reportable:	0	0

Table 4. Site Incidents

Commentary:	Green

06-02 Health Safety & Environmental	Undertaken This Period	Total To Date
Site Induction Records:	6	137
Toolbox Talk Records:	2	17
COSHH Assessment Records:	0	4
Method Statement Records:	0	11
Subcontractor RAM's Reviewed:	0	11

Table 5. Health and Safety

Commentary:	Green

06-03 Site Climate	Lost Time This Period		Total To Date	
Rain	10	Hrs	128	Hrs
Snow – Sleet - Hailstones	0	Hrs	0	Hrs
Cold - Freezing	0	Hrs	35	Hrs
Hot - Sunny	0	Hrs	0	Hrs
Wind Speed	0	Hrs	16	Hrs

Table 6. Site Climate.

Commentary:	Green

06-04 Site Quality Control	Status
Commentary:	Green
<i>This is monitored daily by the site team. We now have an Inspection and Test Plan in place;</i>	

06-05 Site Progress Records	Status
Commentary:	Green
<i>Site Progress Photos have been captured during the month and sent to the Client for review.</i>	

06-07 Site Waste Management	Status
Commentary:	Green
<i>Our latest report from our Waste Management supplier has been sent to the Client.</i>	

07-00 CLIENT

07-01 Client Notifications	Status
Commentary:	Green
<i>N/A</i>	

07-02 Client Progress Meeting Actions	Status
Commentary:	Green
<i>Please refer to Meeting Minutes 009 dated 22/10/2021.</i>	

08-00 CONTRACT CLOSURE

09-01 Contract Closure Action Plan	Status
Commentary:	Green
<i>Not required at this time</i>	

08-02 O&M Manual Activity	Status
Commentary:	Green
<i>Ongoing during the build process.</i>	

08-03 Witnessing Activity	Status
Commentary:	Green
<i>Nothing to report</i>	

08-04 Facility Training Activity	Status
Commentary:	Green
Nothing to report	

08-05 Utilities Readings	Status
Commentary:	Green
No utilities connected at this time	

09-00 GENERAL COMMENTS
Please would the client review and advise on whether an Acceleration of time is needed to meet original Contract Completion date.