



RWinvest

CITY TERRACES
CONSTRUCTION UPDATE
JULY 2019

City Terraces

Park Street, Liverpool, L8 6QH

Within the period significant progress has been made at City Terraces. The building is now watertight so the fit-out of the apartments has progressed at pace. Completed tasks include soil vent pipes, 2nd fix works to the 3rd floor, a new retaining wall and windows are quickly nearing 100% completion.

External works are also progressing well including the tarmacking of the car park and completion of external flashing details on the 3rd floor.

During the construction period the developer has also been in the process of preparing the substation area for construction, and has liaised with the envelope contractor, tarmac company, steel floor manufacturer and front door specialist.

As a direct consequence of Grenfell, the cladding has been altered to help future-proof the development against any changes in legislation. The design team has settled on a high quality, non-flammable render finish which will have a durable weather resistant surface.

On Site Progress

- Window installation nearing completion.
- The CP boards, timber cill, membrane and liquid plastic all applied to allow the installation of the insulation and render to the 3rd floor levels.
- Completed the external flashing detail at the 3rd floor level.
- Commenced the 2nd fix to the 3rd floor level.
- Installed the dry riser.
- Continued the 1st fix electrical, plumbing and MVHR (Mechanical Ventilation with Heat Recovery) installation.
- Continued breaking out of the existing concrete slabs and reinforced concrete floor beams.
- The store cupboards in a number of units have been skimmed and painted to allow the commencement of the MVHR units within these areas.
- Completed the soil stacks installation.
- Commenced the lining of the ceiling works.
- Formed the external wall construction to and above the plant room areas in readiness to complete the envelope works.
- The service trench from the plant room to the substation has been formed.

Anticipated Works in the Next Period

- Complete the installation of the 3rd floor insulation boards.
- Commence the render topcoat.
- Continue the fit-out works throughout.
- Continue plumbing works.
- Install the smoke vent opening lights.
- Commence the plaster works in earnest.
- Commence the installation of the foundations to the substation.

If you need any further information in the meantime, please call us at the following offices:

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Installation of fireproof plasterboard.



Commenced the installation of the insulation and render to the 3rd floor.



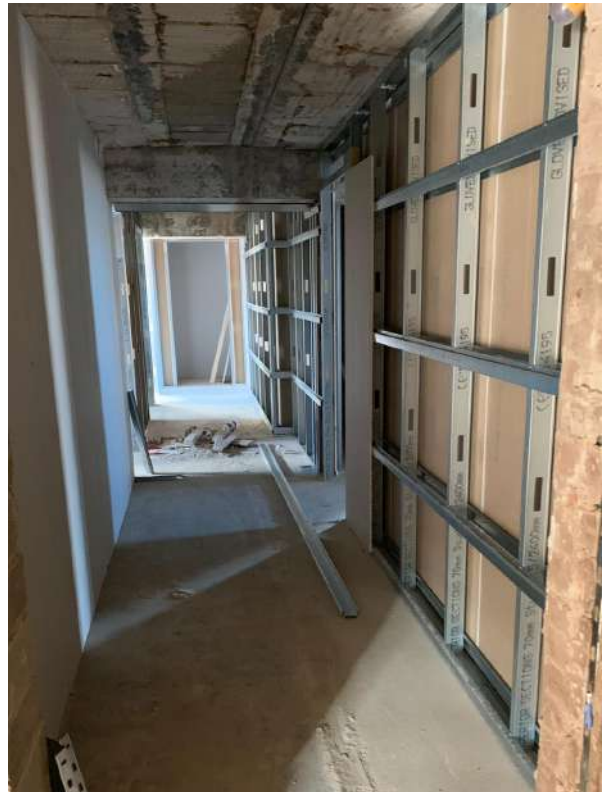
Completed the new retaining wall.



Prepared and applied tarmac to the rear car park.



Installation of doors.



Continued the first fix partitions to the 3rd, 2nd and 1st floor levels.



Commenced the installation of the lift.



Installation of windows near completion and completed the installation of the 1st fix for the sprinklers.



3rd floor CP corridor boarding out completed.



Completed the installation of the soil vent pipes.



Temporary fire strategy in place.



1st fix electrical



1st fix plumbing.



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