GMI Quality Control Statement

Listed Building Consent Condition 3a – Materials
Alumno Moss Lane East

Document Number:

Version: P02

Approved by:

Approval Date:

Revision Control

Rev No	Date issued	Prepared by	Approved by	Comments
001	**September 2024**	**Jen Rostron / Caolan McCool**		**1st Issue**
002	**25/09/2024**	**Jen Rostron**		

Revision log

Rev No	Details
001	**1st Issue**
002	Additional Materials Added

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1.0 ROLES AND RESPONSIBILITIES

This section explains the roles of those designing, constructing, reviewing and signing off the material samples for the envelope of the Listed Building.

1.1 Roles and Responsibilities

Role	Responsibilities
Client – Alumno	The Client has appointed a specialist, Hutton and Rostron to undertake condition surveys of the existing structure and fabric of the Listed Building The Client team are responsible for undertaking visual inspections of the samples and reporting to the principal contractor any quality issues.
Lead Designer (Architect) – Stallan Brand	It should be noted the Architects practice who developed the design for the original Planning Application, Carson Sal are no longer involved in the project. Stallan Brand are appointed as Lead Designer and have an overarching role of coordination of design and materials used on the new build and Listed building. Stallan Brand will review and comment on all design information and samples in connection with the Listed Building Envelope.
Conservation Architect – Buttress Fuller	**Butress Fuller are appointed as specialist conservation architects, Manchester based. Butress fuller are responsible for the following in connection with the envelope design:** **Liaison with Manchester City Council Planning Authority** The Conservation architect will prepare preliminary drawings and specification for works in connection with the façade. The architect will meeting with Planning Officer to review and agree scope of works and design strategy. The architect will also liaise with the Planner to review materials samples. **Scope of Works, Detailed Design and Materials Specification**

	The conservation architect will provide RIBA Stage 4 level of detail drawings and specifications for the building façade as part of the submission to discharge condition 3. **Materials Review and Sign Off** The Principal contractor shall procure samples in accordance with the architects conservation specification. The architect will review these materials for quality, appropriate for the listed building, finish and colour. Review of samples and materials will be recorded by the principal contractor, so all materials are approved by the architect prior to submission to the planning case officer. **Site Inspections** During demolition and construction the conservation architect will regularly visit site to inspect the works and report on construction in line with agreed designs and materials.
Principal Contractor – GMI	**Samples** GMI are responsible with their subcontractors for obtaining samples of materials and constructing sample panels / control panels in line with the design information. A varirty of samples will be provided to ensure the correct component or materials are used for the restoration works. **Quality Control** Managing the installation against the design drawings and checking correct installation of products and components.

2.0 INTERFACE MANAGEMENT

2.1 Interface and Responsibility

Interface / Component	Design Responsibility
Windows	The conservation architect shall provide detailed design information including jointing and fixing details, details of the drips to be used to prevent staining.
Cills and Stonework	The conservation architect will provide a scope of works and detailed design for the repair and replacements of cills and stonework.
Stucco	The conservation architect shall provide detailed design information including jointing and fixing details, details of the drips to be used to prevent staining.
Masonry and Masonry Accessories	Facing brickwork and masonry accessories such as brick ventilators. The conservation architect shall provide a scope of works and specification for the repair of defective masonry.
External Joinery	Timber fascia and soffits, bargeboards and the like. The conservation architect shall provide detailed design information including jointing and fixing details, details of the drips to be used to prevent staining.
Rainwater Goods	Hoppers, downpipes and the like. The conservation architect shall provide detailed design information including jointing and fixing details, details of the drips to be used to prevent staining.
Building Services.	Soil vent pipes. The building services engineer will provide detailed design and specification of SVP's at roof level.
Roof Structure, Finishes and Leadwork	The structural engineer is responsible for specification of structural alterations to the existing roof structure. Conservation architect in tandem with the lead architect will provide detailed design for the replacement roof build up, finishes and leadwork. Also the new additions to the roof e.g. lift overrun.

For all the above works GMI will appoint a specialist subcontractor with appropriate experience to undertake the works in line with the design information. The subcontractor has a contractual obligation to carry out Quality Assurance to demonstrate compliance with the design information.

3.0 OFF SITE MANAGEMENT

GMI expect a thorough off-site quality control process from all our supply chain, and this is built into all subcontract/supply orders. We expect a “golden thread” of information and being able to track all components origins and details of all QA inspections for any materials. GMI would also send staff to factory visits to see the manufacturing of the materials. This way we can get a feel for the manufacturing process, see the QA checks in person for each stage and finally insect any finished materials for defects which are being stored at their facility.

Materials specific to the job which will require off-site management will be the existing timber windows on the refurbished building. One of the planning conditions is to refurbish the existing windows rather than install new. This will include carefully removing, protecting and transporting to the repair facility. We will then develop a scope of works with the planners and instruct the repairs specialist to undertake these to one window as a sample. Upon completion of this, we will ask the planner to attend the facility to inspect the window to either sign off or advise of any further repairs/changes they require. Once final standard is agreed we will repeat the process for the rest of the existing timber windows.

We would likely repeat this process for the current existing items:

- Existing stone wall, gate posts & railings.
- Roof Components
- Entrance doors to the property

4.0 PROTECTION OF MATERIALS IN TRANSIT AND ON SITE

4.1 Transit of Materials

Materials will always be packaged in transit in accordance with their value, durability and importance. For example, if we were using concrete block on site, we would expect the materials to be on a pallet, banded, loaded via Hiab and transported via shared transit. We would believe this method to be fit for purpose as they're cheap, a stock item and very durable. The likelihood of any damage occurring with this method would be minimal. We would expect a quick visual inspection of the materials prior and post loading from the wagon at either end to check for damage.

Alternatively, we'd expect something like the bespoke glass balustrade to be transported differently. The sub-contractor supplying the materials would carefully load each piece on to a stillage. Weak points (e.g. corners) would be suitably protected with foam spacers in between each panel to reduce risk of scratching/cracking. Once the stillage was full, we'd expect the materials to be banded by a suitable method to keep them secure during transit. The materials would then be inspected for damage and mechanically loaded on to a vehicle, containing only these items to reduce risk of damage. The materials would then be transported to the site and offloaded by the sub-contractor. A further inspection would take place once received to determine if any damage occurred during transportation. The delivery would then be signed off by the contract with damage noted if any.

4.2 On Site

Due to the limited space on site, we will try to eliminate any long-term storage on site. We will aim to implement a just-in time delivery method as practicably as possible. This will reduce the risk of materials being damaged on site as they will be delivered when required straight to the work face. This will save on site storage and double handling which both carry risk of damage.

It's not always possible to have materials delivered just in time and some materials will need require on site storage. The properties of the material will again determine the level of protection it receives. Light fittings may be stored on shelves in a lockable container, glass balustrades stored on a stillage with a barriered exclusion zone set up around it, then items like plasterboard would be stored on a pallet in the middle of a room.

The final aspect will be the protection of materials once installed. GMI put the onus on the sub-contractor to allow for protection to their works. We would expect a flooring contractor to provide and install Corex to a freshly laid floor finish. We also keep the plots locked up and operate a policy of signing in and out keys to monitor who is going in and out. This way limits the potential for any finished items to be damaged.

5.0 SUB CONTRACTOR SELECTION AND MANAGEMENT

5.1 Sub Contractor Selection

As principal contractor GMI Construction maintain a supply chain of preferred subcontractors who we work with regularly. To maintain a high standard of subcontractors, the companies are reviewed under the GMI Subcontractor KPI Audits. They are audited on Health & safety, Commercial, Management and Supervision, Sustainability and Environment, Quality, Information Management, Design and Site Performance.

Sub-contractors are assessed on their previous experience of similar types of construction and where possible architectural style. GMI assess this through the KPI Audits described above, visiting previous project to assess quality and workmanship. As a business the stability of the company in terms of financial and labour availability are also checked.

Where the sub-contractor also has design responsibility the experience and qualifications of the designers are checked via a Pre-Qualification questionnaire. Previous examples of design information are also reviewed to assess technical competency.

It is a GMI requirement that Subcontractors have and maintain specific Quality Assurance accreditation to demonstrate an understanding and commitment to quality.

5.1 Sub Contractor Management

The GMI Site Management Team for the façade is made up of a Project Director overseeing the whole project with a dedicated Project Manager for facades. There is also a Site Manager allocated to brickwork, through wall construction and curtain walling. These teams are supported by a Technical Manager who oversees QA functions.
For the design stage, the subcontractor design is overseen by the GMI Design Manager to ensure compliance with the specification.

For each of the façade packages, for example Masonry, it is a Contract requirement that the subcontractor has a non-working supervisor to manage and supervise work on site. This hierarchy of supervision ensures correct construction in line with the design information and quality of installation. The subcontractor is responsible for undertaking their own QA via the GMI 'Fieldview' system which is then second checked by GMI Site Management. Works which are substandard are issued a Non Conformance report and the subcontractor has to rectify the works to the correct standard and quality.

6.0 INSPECTION AND SIGN OFF FLOW CHART FOR MATERIALS INSTALLATION

GMI operates a 10-point quality assurance plan which covers all stages of the project lifecycle, from tender to handover, to ensure a quality product is delivered to our client.

1. **Tender Handover** – Identifying any risk and ensure the correct specifications are adhered to in subcontract packages.
2. **Project Quality Plan** – Setting up the QA strategy for the project i.e. who will be responsible for what package, how will they manage it, etc.
3. **Inspection Test & Approval Plan (ITAP)** - This is where we compile the quality deliverables as a joint effort with the sub-contractor. We will discuss the site-specific hold points, inspection of materials, sign off procedure, etc.
4. **Sub-contract pre award meeting** – Using the jointly agreed ITAP we will agree on the final quality deliverables.
5. **Execute Subcontract** – Subcontract is executed with ITAP & quality deliverables forming part of the contract documents which subcontractor is obliged to abide by.
6. **Calibrate Field View System** – Field view is the software GMI use to monitor & sign off project quality. This system must be used by the sub-contractor as it is included in all subcontract orders. GMI & the sub-contractor will use a standard QA form and jointly amend it to make it site specific. Once agreed on the contents of the form & the agreed parameters, the form will then become live on field view.
7. **Training & Familiarisation** – This covers both the supervisor who is completing the QA and the operatives who are undertaking the works. We want to make sure the supervisor is trained on field view and is comfortable completing the form, whilst also having a technical understanding of the works and know what they are looking at. We also want to ensure the operatives on site are skilled, experienced & competent to be undertaking the works e.g. joiners installing fire doors are FIRAS certified.
8. **Subcontractor Quality Control** – Subcontractor will complete works to agreed hold point, complete QA form to that point and wait for sign off from GMI. GMI will review and either sign off so the works can proceed or raise a non-conformance. If a non-conformance raised the works will be rectified and then resubmitted for approval from GMI.
9. **GMI Quality Control Validation** – Upon working through the hold points each section will be signed off by GMI once it meets the quality standard. Upon completion of the works the form will be submitted for final sign off by the subcontractor and either accepted or rejected dependant on the quality of the workmanship, materials, compliance, etc.
10. **Subcontract Valuation** – GMI reserve the right to pay less for any QA not complete due to the terms of the subcontract set up. This encourages the sub-contractor to complete the forms in a timely manner. If the forms aren't complete or the works are defective, GMI then has the option to employ others to rectify with the withheld monies.

10 STEPS TO DELIVERING QUALITY

The GMI 10 Point Plan should be adopted at concept stage to support the project Quality Assurance preparation, enabling and delivery in line with the Building Safety Act 2022 and business mandate.

The **'Golden Thread'** ethos MUST be applied across ALL construction activity, and compliance linked to commercial valuation and payment via the designated gateways.

		MILESTONE	RESPONSIBLE	OUTPUT	ACCOUNTABLE
QA PREP	1	TENDER HANDOVER	ESTIMATOR	IDENTIFY RISK AT TENDER STAGE	REGIONAL DIRECTOR
QA PREP	2	PROJECT QUALITY PLAN	PROJECT MANAGER/QS/ DESIGN MANAGER	PROJECT QA STRATEGY	**CONTRACTS MANAGER** COMMERCIAL MANAGER
QA ENABLING	3	I.T.A.P	PROJECT MANAGER/QS/ DESIGN MANAGER	COMPILE SUB CONTRACT QUALITY DELIVERABLES	**CONTRACTS MANAGER** COMMERCIAL MANAGER
QA ENABLING	4	SUB CONTRACTOR PRE-AWARD MEETING	PROJECT MANAGER/QS/ DESIGN MANAGER	AGREE QUALITY DELIVERABLES	**CONTRACTS MANAGER** COMMERCIAL MANAGER
QA ENABLING	5	EXECUTE SUB CONTRACT	QS	SUB CONTRACTOR OBLIGATIONS	**COMMERCIAL MANAGER** CONTRACTS MANAGER
QA ENABLING	6	CALIBRATE FIELDVIEW SYSTEM	INFORMATION MANAGER	QA ACTIVITY PLATFORM	PROJECT MANAGER
QA ENABLING	7	TRAINING & FAMILIARISATION	INFORMATION MANAGER	COMPETENCY	PROJECT MANAGER
QA DELIVERY	8	SUB CONTRACTOR QUALITY CONTROL	SUB CONTRACTOR	QA RECORDS NON-CONFORMANCE	PROJECT MANAGER
QA DELIVERY	9	GMI QUALITY CONTROL VALIDATION	SITE MANAGER	QA VALIDATION	PROJECT MANAGER
QA DELIVERY	10	**SUB CONTRACT VALUATION**	**QS**	**PAYMENT** PAY LESS	**COMMERCIAL MANAGER**

• **APPROVAL GATEWAY**