

The Factory – Public Realm Quality Control Statement

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1.0 Purpose

The purpose of this document is to outline how the quality of the public realm areas on the Factory project was controlled throughout the construction process.

2.0 Background

The public realm works on the Factory project generally consists of constructing and/ or installing the following:

- Below ground ducting/ drainage works
- Bespoke insitu concrete slabs
- Granite cubes
- Retaining walls
- Decking area
- Reinforced lawn
- 9 new trees
- 3 sets of retractable HVM bollards
- Hard landscaping
- Blue paint on the floor

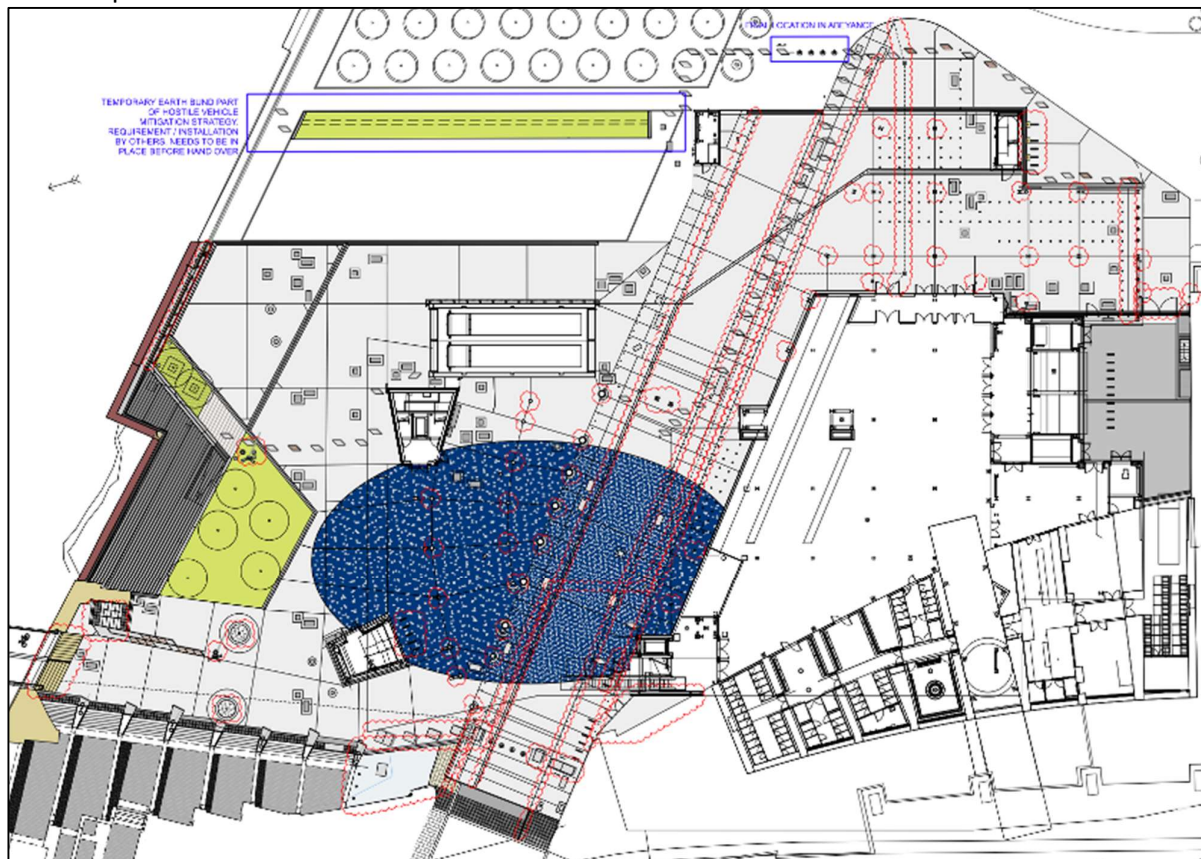


Figure 1 – General Arrangement Plan

3.0 Samples

All elements of the public realm had samples produced and were approved by Manchester City Council (MCC) as client and the design team, prior to the works commencing.

A selection of the samples provided included:

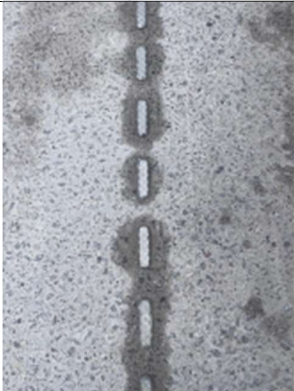
- Bespoke concrete insitu concrete
- Blue paint
- Decking
- Wayfinding studs
- Balustrade

These approved samples were used as a benchmark for the construction process. The works had to be equal to or better than the approved samples.

4.0 Quality Control During the Works

During the construction process, the design and client team have been, and continue to, regularly attend site to monitor the works.

These visits include the client, design team, and contractor carrying out the works. Any workmanship issues are flagged and rectified. Some examples from a site visit with the MCC planning department held on Wednesday 10th May 2023 are captured below:

Item	Issue	Photograph	Rectification Methodology
1.	Paving not in line at the southern entrance.		Contractor to amend as required to ensure these are in line.
2.	Wayfinding studs not straight.		Contractor to amend as required to ensure these are in line.

3.	Tactile paving is a butt joint, rather than with an 8mm gap between each paver.		Tactile paving to be relaid with an 8mm joint between each paver to avoid water build up and possible slip hazard in the winter months.
4.	Birch tree is not straight.		Soil to be taken out, tree to be straightened, soil to be installed.
5.	Protective fencing to lawn area required around all four edges		Fencing to be installed around all four edges to prevent the public gaining access whilst the lawn establishes. <i>Note this is now installed in the photograph.</i>

The on-site client team have been based on site with the management contractor Laing O'Rourke, and are available each day to walk on site with the public realm work package contractor. This is proving to be a benefit to all parties as any issues and queries are dealt with quickly.

The public realm work package contractor also carries out the necessary tests and surveys prior to closing the works up, as part of their own quality control process.

By carrying out these quality control measures during the construction process, this enables the project team to mitigate the number of potential defects, leading to a better quality end product for the client.

5.0 Summary

The client, project and design team continue to attend site on a regular basis and will continue to do so until project completion to capture quality issues. Accurate as built information will be produced to capture the location, specification and maintenance requirements for all elements of the public realm, both below and above ground. The end user will then be responsible for the maintenance.