

35 FOUNTAIN STREET FAÇADE QUALITY CONTROL PLAN

DATE: 09 DECEMBER 25

PURPOSE

TO HIGHLIGHT KEY STAGES OF BUILD SEQUENCE AND
QUALITY CONTROL OF FAÇADE ON 35 FOUNTAIN STREET
IN MANCHESTER WITH EMPHASIS ON SIGN OFF
PROCEDURES FOR EACH STAGE OF THE PROCESS

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1. Design

The scope of works includes for new brickwork façade with a precast concrete band at each floor level and new punched windows, a new 3 storey extension constructed by steel frame and CLT slabs.

With building's prominent location, the proposed scheme will provide a modern landmark for the area and further enhance Manchester's richly built environment.

The proposals for the development of 35 Fountain Street aim to provide simple, high-quality materials that are durable and maintainable, which respond and compliment surrounding context.

The building facade is being constructed using a white brick with a precast concrete band to each floor level. Between the brick piers a glazing system is utilised to form a recess to create a deeper brick reveal dressed in an aluminium folded sill. Perforated panels have been selected to assist with the ventilation strategy of the building. The perforated panels will be integrated within the proposed glazing system.

2. Roles and Responsibilities

GMI

Main contractor with overall responsibility for the successful delivery of 35 Fountain Street project. Leading the design team and assuring compliance, competence and coordination to a required standard between all involved parties, by virtue of employing tried and tested subcontractors with track record of delivering high quality facades.

To deliver high quality façade GMI already carried out pre-construction consultation and coordination with manufacturers, engineers, designers and subcontractors to prove design concepts are feasible for site execution. GMI have also provided material samples for each build element and we've constructed VMU for sign off. Once build is underway and suitably progressed, we will establish reference area on the building for all the parties to review and agree upon.

GMI are at the forefront of digital change in construction, and we use variety of tools to control quality, flow of construction information and compliance and we will be deploying all of them for quality scrutiny and record keeping. That will include Inspection and Test Plan – delivery road map for each element of work, before it's conducted on site. Hold points, quality checks and third-party inspections during and robust sign off/snagging process after the works are complete and before they are signed off. All our subcontractors buy in to our philosophy of delivering the project before orders are awarded.

BENNETTS ASSOCIATES

Bennetts Associates are the delivery architects for the project and are responsible for checking and coordinating other design consultants and subcontractors' information. For the façade packages Bennetts will be ensuring the materials and detailing achieve the design intent.

3. GMI's 10 Steps to Delivering Quality



4. Façade Materials Schedule

BENNETTS ASSOCIATES

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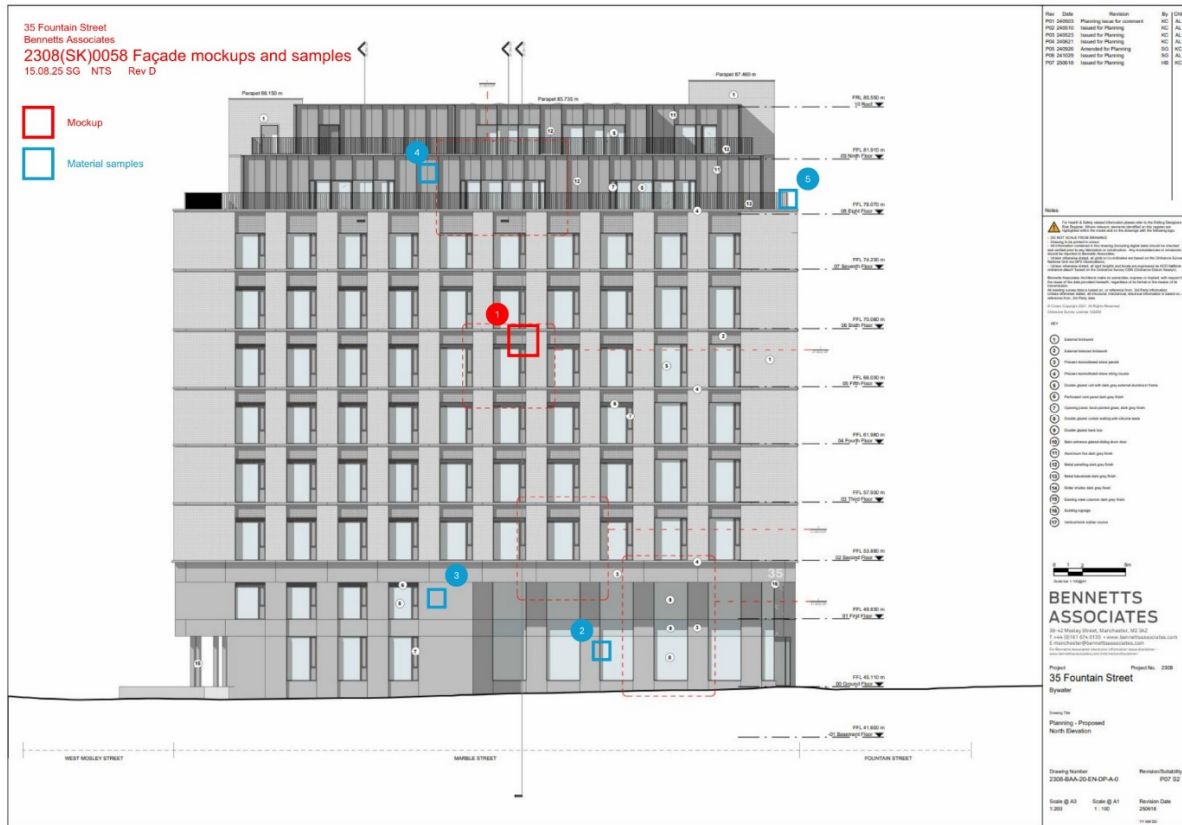
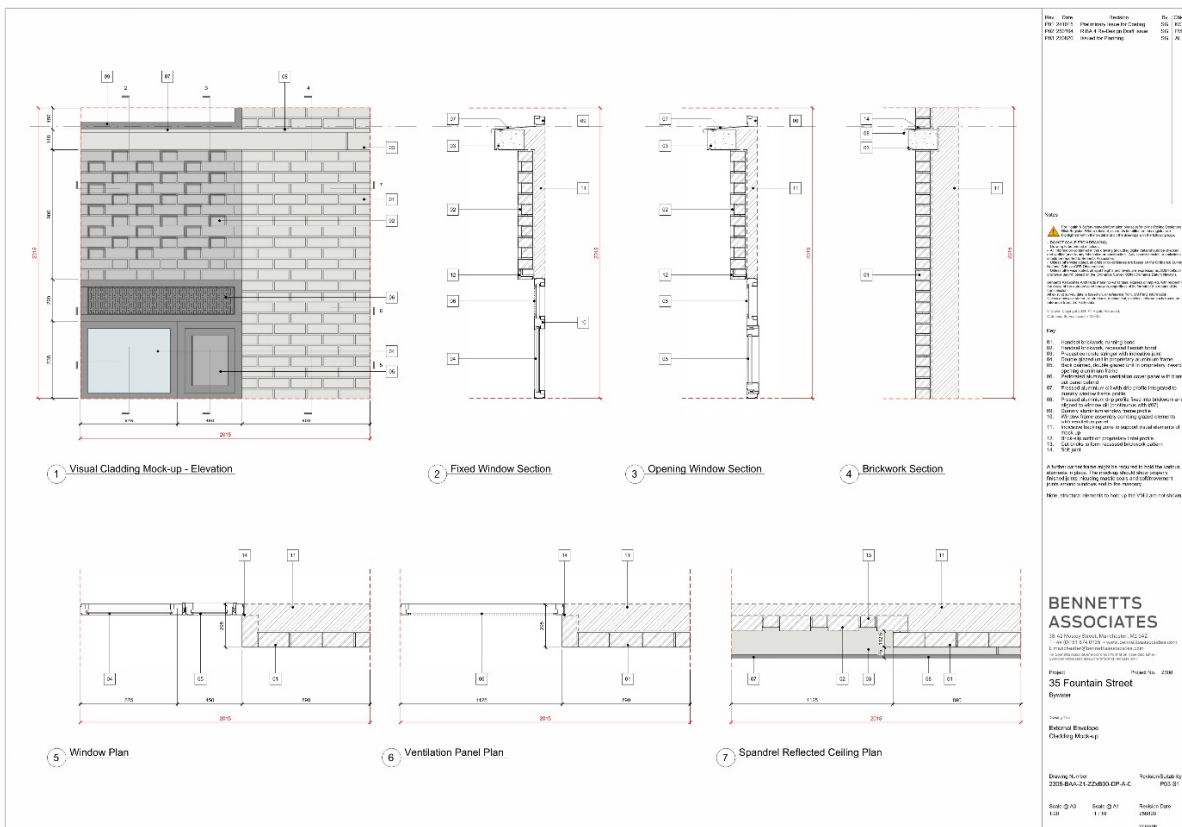
2308 35 Fountain Street

document title	External Finishes Schedule	rev	date	originated by	checked by	details
document no	2308_3.0_260303SC	P01	03/03/2026	SG	KC	Issued for planning
revision	P01					
date	03/03/2026					

External Envelope - Finishes Schedule

Item	Description	Application	Manufacturer / Product, or EA	Finish / Colour
1	Handset brickwork	EWS 01	Traditional Brick and Stone (TBS) Klinkers 65mm	Frosted white
2	Precast concrete	EWS 01	Minsterstone, or E.A.	Mix: MS 816, or E.A.
3	Cement mortar	EWS 01 EWS 07	Eco-Readymix T/A Holcim, or E.A.	Eco 101++, or E.A.
5	Aluminium stick curtain wall	EWS 02 EWS 03	TBC	Aluminium PPC finish, refer to item #6A and #6C
6A	Polyester Powder Coating (PPC) Window frames and louvre covers	EWS 01 EWS 02 EWS 05 EWS 06	TBC	RAL 8019 smooth matt (Grey brown)
6B	Polyester Powder Coating (PPC) Window cills and drip flashings	EWS 01 EWS 02 EWS 03 EWS 05 EWS 06	TBC	RAL 9002 smooth matt (Grey white)
6C	Polyester Powder Coating (PPC) Internal window frame and solid panel finish	EWS 01 EWS 02 EWS 03	TBC	RAL 9011 smooth matt (Graphite black)
7	Polyester Powder Coating (PPC) Architectural louvres	Louvre panels	Gilberts, or; Colt	RAL 9002 smooth matt (Grey white)
8	Polyester Powder Coating (PPC) External doors	EWS 01 EWS 02 EWS 03 EWS 04	TBC	Finish to match item #6
9	GRC cladding panels	EWS 05	GB Architectural	Portland 0.5 grit, heavy finish
10	Steel balustrade	EWS 06	TBC	Finish to match item #6A
11	Plant space blockwork	EWS 07	TBC	Unpainted
12	Clear glazing	EWS 01 EWS 02 EWS 03 EWS 05	TBC	Refer to performance requirements and cladding specification
13	Back-painted/Fritted glazing	EWS 01 EWS 05	TBC	RAL 8019 to match item #6A (Grey brown)
14	Anodised aluminium Cladding panels and window/door frames	EWS 03 EWS 04	TBC	To colour match item #6A, RAL 8019 with smooth matt finish (Grey brown)

5. Sample Panel



6. Quality Assurance Procedures

Ethos

Quality is big part of everything we do at GMI. Starting with early engagement and input from supply chain, through specialist design complimented by rigorous sign off process to site delivery, every step of the way we continuously question compliance, buildability and compatibility of each element. Every site walkaround is a QA inspection, and it's drilled into site managers to continuously question and challenge.

Quality Sign-Off Procedures and Management

For managing QA process, we are using web-based process/information management system. All QA forms for every subcontractor are uploaded on to the system and calibrated for subcontractor to populate and issue for inspection.

Sign-offs and any hold points will be based on element-by-element basis, agreed in advance and issued in ITAP before subcontractor commences on site. This will include materials, fixings, fixings centres, required finish.

Controlling Subcontractor Quality

To control the quality of our subcontractors, only those contractors who have proven track records and who can demonstrate their commitment to quality will be selected for the project.

We believe the foundation for excellence in quality is dedication to building strong and sustainable relationships with our clients and our supply chain. We will seek out and assemble a tried and tested integrated supply chain team whose ethos and vision for quality reflects our own, and where our relationship is strengthened based on successful project delivery.

Procurement of our subcontractors and materials is an important link in the quality chain. We have a well-established approved list of subcontractors and suppliers. Coupled with our experienced subcontractors, we will ensure that materials are ordered in sufficient time, so that samples can be supplied and approved, and that deliveries meet the programme requirements. Our construction programme allocates adequate time for the various elements of the project to ensure that the control of quality is never compromised.

A procurement schedule based on the needs of the agreed contract programme will be established. The schedule will sequence completion dates for the following quality related procedures so that project completion is not jeopardised:

- Final design information
- Provision of shop drawings
- Approval of shop drawings
- Material order date
- Manufacturing period
- Start on site date -timely delivery to control quality.

We will ensure through our subcontractor audits, that similar control mechanisms exist within the subcontractor companies bringing further continuity throughout the supply chain and improving the build quality.

Together with our subcontractors, through the life of the project, we will constantly give practical, historical evidence-based advice, in relation to the life cycle of proposed materials. Where appropriate alternative materials can be sourced, they will be offered for approval where they are found to be beneficial in enhancing best value in respect of life cycle or a reduction in costs.

7. Quality Assurance Form Template

*Composite & Built up Cladding QA

Form Reference	
Owned By	
Date	
Status	
Project Name	
Location	

Form Location

z. IM TEST PROJECT

Test & Inspection Plan

#	Check Item	Subcontractor Yes / No	GMI Check - Document agreed and SharePoint link attached	SharePoint Link
1	ITAP agreed and in place			

Prepare & Plan

#	Check Item	Subcontractor Yes / No	Number	Revision	Confirm Status (A, B or C)	GMI Check - Subcontractor using latest revision?
1	Do you have a Construction Issue Drawing specific to this element of works?					
2	Do you have a Construction Issue Specification specific to this element of works?					

Pre Commencement Checks 1

#	Check Item	Subcontractor Yes / No / N/A	Type of Evidence (Surveys / Certs / Testing)	Evidence Attached (Photo)	Comments
1	Ensure use of panel has been approved by the employer & the design team & Building Control. Do not use anything other than the approved system - ATTACH EVIDENCE (Fire Consultant sign off)				

Pre Commencement Checks 2

#	Check Item	Subcontractor Yes / No / N/A	Type of Evidence (Surveys / Certs / Testing)	Evidence Attached (Photo)	Comments
1	Identify where fire rated cladding is required and ensure installed to correct extent				

Pre Commencement Checks 3

#	Check Item	Subcontractor Yes / No / N/A	Type of Evidence (Surveys / Certs / Testing)	Evidence Attached (Photo)	Comments

1	Insist on a quality method statement for installation including any hold points, sequence, independent check by the manufacturer & testing regime - ATTACH EVIDENCE (Quality method statement)				
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Pre Commencement Checks 4

#	Check Item	Subcontractor Yes / No / N/A	Type of Evidence (Surveys / Certs / Testing)	Evidence Attached (Photo)	Comments
1	Check whether the frame has to be loaded, de-propped etc prior to installing brackets and panels				

Pre Commencement Checks 5

#	Check Item	Subcontractor Yes / No / N/A	Type of Evidence (Surveys / Certs / Testing)	Evidence Attached (Photo)	Comments
1	Ensure all fixings have been designed and approved for connection to the main structural frame as per BS8539				

Pre Commencement Checks 6

#	Check Item	Subcontractor Yes / No / N/A	Type of Evidence (Surveys / Certs / Testing)	Evidence Attached (Photo)	Comments
1	Check installers are qualified and experienced in installing the specific cladding system being used on site - ATTACH EVIDENCE (Training certs)				

Pre Commencement Checks 7

#	Check Item	Subcontractor Yes / No / N/A	Type of Evidence (Surveys / Certs / Testing)	Evidence Attached (Photo)	Comments
1	Check colour variations between cladding panels is acceptable to the Architect or specifier				

Pre Commencement Check 8

#	Check Item	Subcontractor Yes / No / N/A	Type of Evidence (Survey / Certs / Testing)	Evidence Attached (Photo)	Comments
1	Check requirement for any air test or water test and ensure they are carried out - ATTACH EVIDENCE (Results)				

HOLD POINT - Sign off required before installation

#	Check Item	Subcontractor Signature	GMI Signature
1	Have all of the above been completed and signed off before proceeding?		

Installation Check 1



#	Check Item	Subcontractor Yes / No / N/A	Type of Evidence (Surveys / Certs / Testing)	Evidence Attached (Photo)	Comments
1	Check the size of all structural openings				

Installation Check 2					
#	Check Item	Subcontractor Yes / No / N/A	Type of Evidence (Surveys / Certs / Testing)	Evidence Attached (Photo)	Comments
1	Check that the rail system is plumb, line and level with the correct fixings used at the specified centres				

Installation Check 3					
#	Check Item	Subcontractor Yes / No / N/A	Type of Evidence (Surveys / Certs / Testing)	Evidence Attached (Photo)	Comments
1	Check that all relevant cavity barriers, closers and trays are in place prior to installation				

Installation Check 4					
#	Check Item	Subcontractor Yes / No / N/A	Type of Evidence (Surveys / Certs / Testing)	Evidence Attached (Photo)	Comments
1	Pay particular attention to the positions, integrity and fit of any fire barriers - ATTACH EVIDENCE (Sign off from BCO)				

Installation Check 5					
#	Check Item	Subcontractor Yes / No / N/A	Type of Evidence (Surveys / Certs / Testing)	Evidence Attached (Photo)	Comments
1	Check ventilation void behind cladding panels is at least 100mm				

Installation Check 6					
#	Check Item	Subcontractor Yes / No / N/A	Type of Evidence (Surveys / Certs / Testing)	Evidence Attached (Photo)	Comments
1	Check that all vapour barrier is neatly dressed around openings and suitably fixed where necessary				

Installation Check 7					
#	Check Item	Subcontractor Yes / No / N/A	Type of Evidence (Surveys / Certs / Testing)	Evidence Attached (Photo)	Comments
1	Check reveal details and any reveal strips are adequately fixed to cladding panels				

Installation Check 8					
#	Check Item	Subcontractor Yes / No / N/A	Type of Evidence (Survey / Certs / Testing)	Evidence Attached (Photo)	Comments

1	Check cladding corners are plumb and flush with each other where necessary				
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Installation Check 9

#	Check Item	Subcontractor Yes / No / NA	Type of Evidence (Survey / Certs / Testing)	Evidence Attached (Photo)	Comments
1	Check, if required, any backing pieces are fitted behind cladding panels to receive any mastic or gasket systems				

Installation Check 10

#	Check Item	Subcontractor Yes / No / NA	Type of Evidence (Survey / Certs / Testing)	Evidence Attached (Photo)	Comments
1	Check all drips, cavity trays, barriers and closers are in place where required				

Installation Check 11

#	Check Item	Subcontractor Yes / No / NA	Type of Evidence (Survey / Certs / Testing)	Evidence Attached (Photo)	Comments
1	Check all gaskets are in place, and that the correct type of gasket has been used for the cladding system				

Installation Check 12

#	Check Item	Subcontractor Yes / No / NA	Type of Evidence (Survey / Certs / Testing)	Evidence Attached (Photo)	Comments
1	Check all cladding panels have been fitted as per the drawing, are plumb, in line and level				

HOLD POINT - Sign off required

#	Check Item	Subcontractor Signature	GMI Signature
1	Have all of the above been completed and signed off before proceeding?		

Closure

#	Check Item	Subcontractor Yes / No / N/A	Type of Evidence (Surveys / Certs / Testing)	Evidence Attached (Photo)	Comments
1	Works adequately protected				
2	Work area cleaned				

Summary Comments					
Contractor Sign Off					
Date & Time			20/11/2025 11:06:26		
GMI Final Sign Off					
Date & Time.			20/11/2025 11:06:26		