

PRACTICAL COMPLETION STATEMENT



EMPLOYER: University College London (UCL)
Address: Bidborough House, 28-50 Bidborough Street
London
WC1H 9BT

Arcadis LLP
Arcadis House
34 York Way
London N1 9AB

WORKS: UCL Astor College, Extension & Refurbishment
Situating at: Astor College, 99 Charlotte Street
London, W1T 4QB

Tel: 020 7812 2000
Fax: 020 7812 2003

CONTRACTOR: Galliford Try Building Ltd
Address: Womersley House, The Guildway
Old Portsmouth Road
Guildford,
GU3 1LR

Issue Date: 13 September 2019

Contract dated: 16 November 2016

Under the terms of the above mentioned Contract

For the Employer we state that, under Clause 2.27.1, Practical Completion of the UCL Astor College project has been achieved by Galliford Try on **Friday 13 September 2019**.

The Rectification Period will expire on **Saturday 14 September 2020**.

The Certificate is issued under the proviso that the scheduled and appended list of outstanding and/or defective works are required to be complete under the Contract:

- UCL Astor College – Practical Completion Checklist & Outstanding Works & Defects Schedule rev 1.1.

SIGNED: *Dominic Wilson*
For and on behalf of Arcadis LLP

DISTRIBUTION:

<input checked="" type="checkbox"/> CONTRACTOR (Original Copy)	<input type="checkbox"/> ARCHITECT	<input type="checkbox"/> SERVICES ENGINEER	<input type="checkbox"/> CDMC	<input type="checkbox"/> OTHER
<input checked="" type="checkbox"/> EMPLOYER	<input checked="" type="checkbox"/> COST CONSULTANT	<input type="checkbox"/> STRUCTURAL ENGINEER	<input type="checkbox"/> OTHER	<input type="checkbox"/> FILE

PRACTICAL COMPLETION OUTSTANDING WORKS & DEFECTS

Outstanding works and defects	Attachments
1. Completion & close-out of all remaining outstanding Contract works denoted on the appended marked-up drawings, included but not limited to; <ul style="list-style-type: none"> - Remaining LGF work areas within structure - Reinstatement of gym link - Reinstatement of gymnasium to pre-Contract condition - Reinstatement of Bedford Passage to pre-Contract condition 	<ul style="list-style-type: none"> - LGF outstanding works marked up outstanding works - UGF outstanding works marked up outstanding works
2. Completion & close-out of all outstanding Contract works and snags outlined in Galliford Try Field view system.	
3. Completion & close-out of all outstanding Contract works and snags/defects outlined in the appended Levitt Bernstein Site Observation Report.	<ul style="list-style-type: none"> - 2869_15.3_001_Site Obs Report_C48
4. Completion & close-out of all outstanding Contract works and snags/defects outlined in appended JBA Clerk of Works Reports.	<ul style="list-style-type: none"> - 2019.9.06 outstanding before PC - WE 2019.09.08 WK66
5. Completion & close-out of all outstanding Contract works and snags / defects outlined in appended WSP Snagging & Defect Reports.	<ul style="list-style-type: none"> - 190809 Site Visit Report - 190820 Site Visit Report - 190906 Mech Site Visit Report
6. Completion & close-out of all outstanding Contract works and snags / defects outlined in appended Cooke & Associates Certificate 3B for both lifts.	<ul style="list-style-type: none"> - Certificate 3B schedule of Items 28 March 28 August and 4 September 2019. Lift L2 Aster College - Certificate 3B schedule of Items 28 March 28 August and 4 September 2019. Lift L1 Aster College.docx
7. Completion & close-out of all outstanding Contract works and snags / defects outlined in appended UCL Security email and perimeter door issue observations on Practical Completion walk round on 13.09.19	<ul style="list-style-type: none"> - RE_ Security system witnessing - Astor - Completion _ Door inspection
8. Completion, close-out & issuing of Final BREEAM Certification	
9. Completion & close-out of all outstanding BIM deliverables in accordance with the UCL EIR's & IDP	<ul style="list-style-type: none"> - Astor College - BIM Deliverables
10. Compilation of all outstanding O&M information & submission of 'Option 2' Operation & Maintenance Manuals folder structure instructed under EAI 063 by 15/11/19.	<ul style="list-style-type: none"> - UCL Astor College - EAI 063 - O&M folder structure
11. Submission of all final as-built drawings as required by the Contract for final inclusion in O&M's.	

PRACTICAL COMPLETION OUTSTANDING WORKS & DEFECTS

<p>12. Completion & close-out of final Building Control Certificate requirements</p> <ul style="list-style-type: none"> - Completion of internal signage to all floors - Completion of lighting and signage to & from staircase C to SWC exit in Charlotte Street - Completion of emergency plans for occupation to mitigate inward opening gate - Commissioning certificate for heating and cooling appliances - Air permeability test report - BMS commissioning certificate - EPC - Compliant handrail to ramp - Contrasting surfaces to landings 	<p>Re_ Astor College - Building Control Close out items 15_2_03982</p>
<p>13. Submission of all Collateral Warranties from Contractor Sub-Consultants & Sub-Contractors required under the Contract</p>	<p>UCL Astor College - Contractor Warranties Update</p>
<p>14. Completion & close-out of all outstanding planning conditions that fall under the discharge responsibility of Galliford Try. UCL will seek recovery from Any notices of enforcement relating to planning conditions not discharged by Galliford Try in a timely manner.</p>	<p>RE_ Astor College - Planning Conditions Tracker</p>

