EXECUTIVE SUMMARY

Northgate Quarter

Technical Due Diligence & Construction Readiness Review · AMBER

The project is well advanced and in competent hands, but the near-budget headline rests on drawn-down contingency and an unlet facade package, and the next six to eight weeks decide whether cost and completion hold.

THE ONE THING THAT MATTERS

The facade package is unlet, no panels are ordered, and it now sits on the critical path.

It is still in tender against long fabrication and shipping lead times, and the upper-tower bracket loads exceed the slab-edge design assumption. The weathertight milestone has already slipped Feb to Apr 2027 and slips further unless the tender is awarded and mobilised within four to six weeks. Decision needed: authorise the award and early procurement of brackets and steel now.

ALSO ON THE RADAR

Commercial cover	Forecast sits flat only because 6.5m of 18m contingency is spent at ~50% commitment. Re-baseline the cost plan and run VE before facade and fit-out are let.
Design coordination	Critical structure/MEP clashes remain open at the transfer level and plantrooms. Drive open clashes to zero at agreed hold points before those elements are cast.
Fire and life safety	Missing fire-damper schedule and incomplete fire-stopping are rated only Medium. Re-rate and close before any affected floor is handed over.
Programme rate	Nov 2026 topping out looks six to eight weeks soft against the stated nine-day floor cycle. Confirm the rate or restate the milestone.
Report integrity	RFI count says 12 but lists 27, and drawings marked issued-for-construction also show rejected-resubmit. Clean the registers before relying on the readiness numbers.

Bottom line. Deliverable to a Q3 2027 completion if the facade is awarded within four weeks, contingency is protected through a re-baselined cost plan, and the life-safety and coordination items are closed at hold points. Award the facade now; that single decision protects both the programme and the cost line.