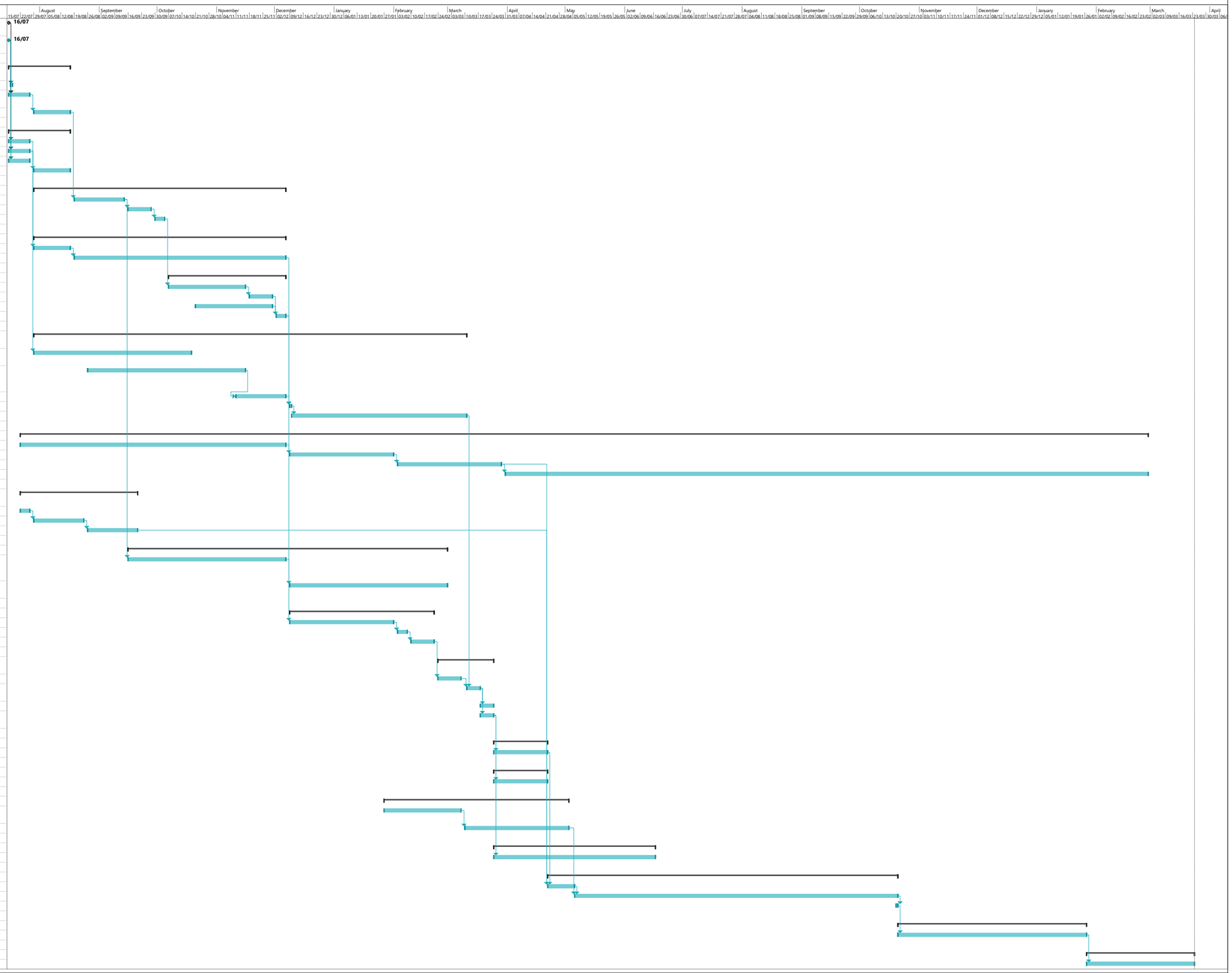
Olding Road Site, Strategic Programme - Option A Essential Investment

Currie & Brown

ID	Task Name	Duration	Start	Finish
1	**Council Approval to Proceed with preferred Option**	**0 days**	**Tue 16/07/24**	**Tue 16/07/24**
2	Authorisation to proceed with preferred option received at Council Meeting	0 days	Tue 16/07/24	Tue 16/07/24
3				
4	**Consultant Appointments (Design team & Other Professional Advisors)**	**24 days**	**Tue 16/07/24**	**Fri 16/08/24**
5	Appoint Project Manager	1 day	Wed 17/07/24	Wed 17/07/24
6	Agree scope of services for Client Side Consultants	1.8 wks	Tue 16/07/24	Fri 26/07/24
7	Consultant Appointments	3 wks	Mon 29/07/24	Fri 16/08/24
8				
9	**RIBA 1 - Preparation and Briefing**	**24 days**	**Tue 16/07/24**	**Fri 16/08/24**
10	Review Project Governance arrangements	1.8 wks	Tue 16/07/24	Fri 26/07/24
11	Prepare Project Brief document	1.8 wks	Tue 16/07/24	Fri 26/07/24
12	Procurement Strategy Review	1.8 wks	Tue 16/07/24	Fri 26/07/24
13	Prepare Project Execution Plan	3 wks	Mon 29/07/24	Fri 16/08/24
14				
15	**RIBA 2 - Concept Design**	**95 days**	**Mon 29/07/24**	**Fri 06/12/24**
16	RIBA 2 - Concept Design	4 wks	Mon 19/08/24	Fri 13/09/24
17	Prepare Cost Plan	2 wks	Mon 16/09/24	Fri 27/09/24
18	Client Approval	1 wk	Mon 30/09/24	Fri 04/10/24
19				
20	**Commercials - Tenants in Depot**	**95 days**	**Mon 29/07/24**	**Fri 06/12/24**
21	Agreement of enhanced HoTs	3 wks	Mon 29/07/24	Fri 16/08/24
22	Agreement for Lease	4 mons	Mon 19/08/24	Fri 06/12/24
23				
24	**RIBA 3 - Spatial Coordination & ER's**	**45 days**	**Mon 07/10/24**	**Fri 06/12/24**
25	RIBA 3 - Spatial Coordination design	6 wks	Mon 07/10/24	Fri 15/11/24
26	Cost Plan review/ update	2 wks	Mon 18/11/24	Fri 29/11/24
27	Prepare ER's documentation	6 wks	Mon 21/10/24	Fri 29/11/24
28	Client Approval	1 wk	Mon 02/12/24	Fri 06/12/24
29				
30	**Planning Permission (Required for change of use in Depot & Elevational Amendments)**	**161 days**	**Mon 29/07/24**	**Mon 10/03/25**
31	Pre App Consultations with LPA and Statutory Consultees	12 wks	Mon 29/07/24	Fri 18/10/24
32	Commission and complete all necessary surveys and reports required to support planning application	12 wks	Mon 26/08/24	Fri 15/11/24
33	Prepare Full Planning Permission Pack	4 wks	Mon 11/11/24	Fri 06/12/24
34	Submit Planning Application	1 day	Mon 09/12/24	Mon 09/12/24
35	Planning Determination Period	13 wks	Tue 10/12/24	Mon 10/03/25
36				
37	**Enabling Works - Site Remediation**	**420 days**	**Mon 22/07/24**	**Fri 27/02/26**
38	Finalise remediation strategy with LPA	5 mons	Mon 22/07/24	Fri 06/12/24
39	Procurement remediation works	8 wks	Mon 09/12/24	Fri 31/01/25
40	Carryout remediation works onsite	8 wks	Mon 03/02/25	Fri 28/03/25
41	12 month post completion monitoring	12 mons	Mon 31/03/25	Fri 27/02/26
42				
43	**Enabling Works - Demolition (internal strip out and external extentions)**	**45 days**	**Mon 22/07/24**	**Fri 20/09/24**
44	Agree scope of demolition package	1 wk	Mon 22/07/24	Fri 26/07/24
45	Procure Demolition works	4 wks	Mon 29/07/24	Fri 23/08/24
46	Carryout works onsite	4 wks	Mon 26/08/24	Fri 20/09/24
47				
48	**Utilities**	**120 days**	**Mon 16/09/24**	**Fri 28/02/25**
49	Utility applications for any diversions/ capacity increases or reinstatement of disconnected supplies	12 wks	Mon 16/09/24	Fri 06/12/24
50	Utility Agreements/ Associated legals and payments	12 wks	Mon 09/12/24	Fri 28/02/25
51				
52	**Main Contractor Procurement**	**55 days**	**Mon 09/12/24**	**Fri 21/02/25**
53	Tender Period	8 wks	Mon 09/12/24	Fri 31/01/25
54	Tender interviews	1 wk	Mon 03/02/25	Fri 07/02/25
55	Tender evaluation and review	2 wks	Mon 10/02/25	Fri 21/02/25
56				
57	**Council Approval to appoint Contactor & proceed to construction phase**	**21 days**	**Mon 24/02/25**	**Mon 24/03/25**
58	Tender report & recommendation	2 wks	Mon 24/02/25	Fri 07/03/25
59	Approval to proceed and enter into Main Contract with Contractor	1 wk	Tue 11/03/25	Mon 17/03/25
60	Notify bidders of outcome of tender process	1 wk	Tue 18/03/25	Mon 24/03/25
61	Appoint Contractor (letter of intent to commence mobilsation)	1 wk	Tue 18/03/25	Mon 24/03/25
62				
63	**Contractor Mobilsation Period**	**20 days**	**Tue 25/03/25**	**Mon 21/04/25**
64	Contractor Mobilsation	4 wks	Tue 25/03/25	Mon 21/04/25
65				
66	**Contract Documents**	**20 days**	**Tue 25/03/25**	**Mon 21/04/25**
67	Prepare and execute Building Contract	4 wks	Tue 25/03/25	Mon 21/04/25
68				
69	**Pre Commencement Conditions**	**70 days**	**Mon 27/01/25**	**Fri 02/05/25**
70	Collate information pack to discharge Pre-Commencement conditions	6 wks	Mon 27/01/25	Fri 07/03/25
71	LPA period to discharge condition	8 wks	Mon 10/03/25	Fri 02/05/25
72				
73	**RIBA 4 - Technical Design**	**60 days**	**Tue 25/03/25**	**Mon 16/06/25**
74	RIBA 4 - Technical Design	12 wks	Tue 25/03/25	Mon 16/06/25
75				
76	**Construction**	**130 days**	**Tue 22/04/25**	**Mon 20/10/25**
77	Site Establishment	2 wks	Tue 22/04/25	Mon 05/05/25
78	Construction Period (Including BESS works)	6 mons	Tue 06/05/25	Mon 20/10/25
79	Practical Completion and handover	1 day	Mon 20/10/25	Mon 20/10/25
80				
81	**Fit Out**	**70 days**	**Tue 21/10/25**	**Mon 26/01/26**
82	Tenant Fit out	3.5 mons	Tue 21/10/25	Mon 26/01/26
83				
84	**Target period for opening Facility**	**40 days**	**Tue 27/01/26**	**Mon 23/03/26**
85	Opening period	2 mons	Tue 27/01/26	Mon 23/03/26