Midlands Cooperative Society

Markfield

New Store and Residential Dwellings

Key Property Solutions



Site Logistics and Phasing Plans. Construction Issue

Document no. MCS/MF/Ph/001 Rev B

To be read in conjunction with Constn Programme No. MCS/MF/CP001





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General Construction Health & Safety Notes

Escalation Procedure

In the event of an emergency, contact the following:

Site Manager: TBA

Construction Manager Stephen Durham 07827 852145

Operations Director: Gavin Common. 07825171318

Managing Director: Don Johansen, 07770 975204

Health & Safety

The existing trading Cooperative store will remain operational and trading until the new store has been built and opened.

Consideration at all times will be given to the staff and customers to the existing store to ensure no inconvenience during the period of construction works.

Safety Inspections

Daily Safety inspections to be carried out between Site Management and the Cooperative Store Management with recorded actions being carried out to ensure safety compliance at all times.

Signing in & the Induction Procedure

All personnel to attend site induction before working on site

All Personal must sign in at site office before commencing work

All personnel must sign out at the end of each shift.

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Key Dates of Project (Provisional dependant upon actual start date). 14th January used for the tender programme.

Commence on site 19th August 2013

Phase 1 Demolitions and strip out complete 30th August 2013

Phase 1 refurbishments (existing restaurant) complete 2nd January 2014

Phase 1 New store construction complete 3rd January 2014

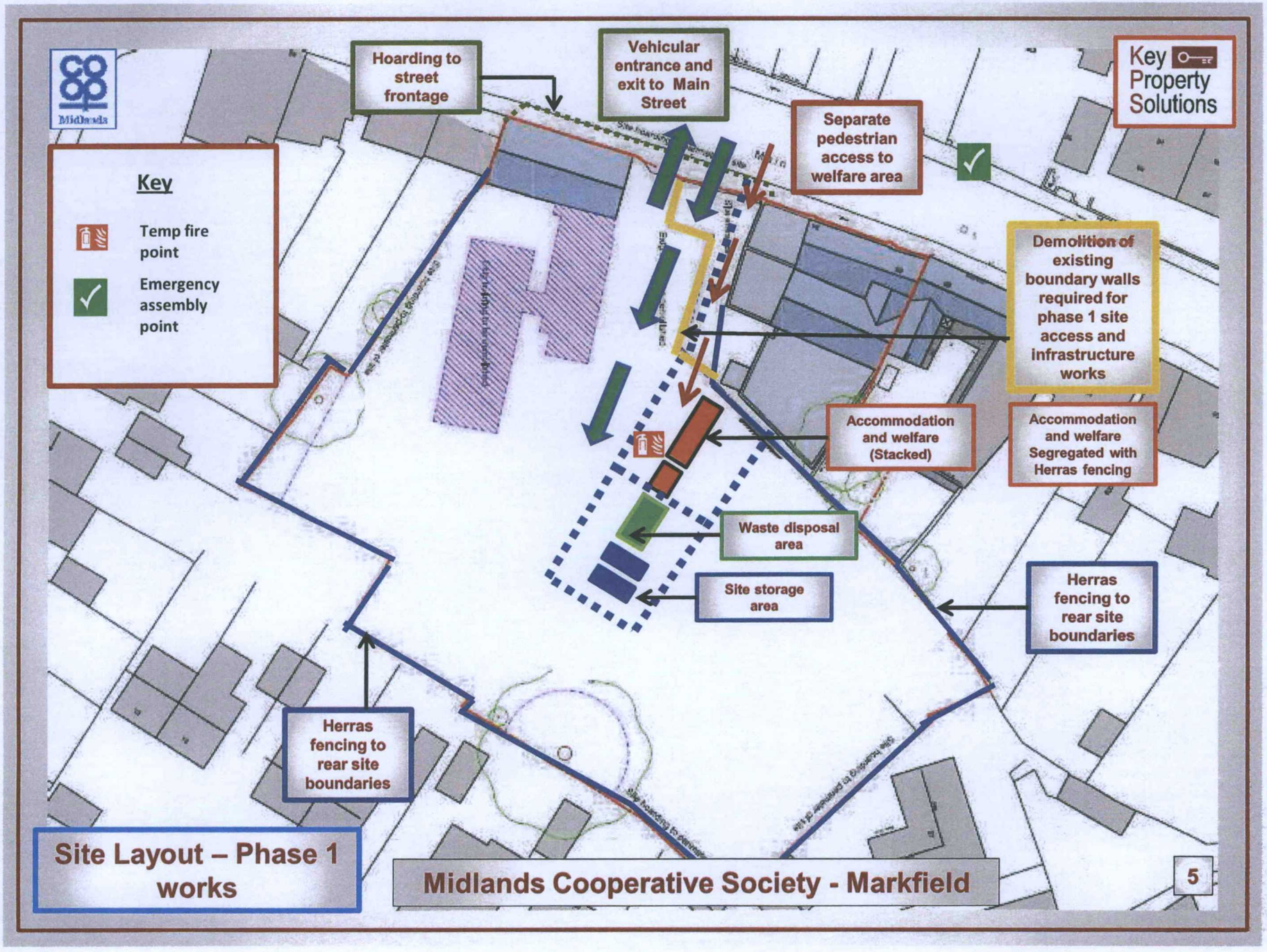
New Store opening 24th January 2014

Refurbishment of 58, main Street complete 14th March 2014

New build houses 4,5 and 6 complete 6th May 2014

New build houses 1,2 and 3 complete 16th May 2014

Overall project completion 16th May 2014


Hoarding to street frontage
Vehicular entrance and exit to Main Street
Separate pedestrian access to welfare area
Key Property Solutions
Key
Temp fire point
Emergency assembly point
Demolition of existing boundary walls required for phase 1 site access and infrastructure works
Accommodation and welfare (Stacked)
Accommodation and welfare Segregated with Herras fencing
Waste disposal area
Site storage area
Herras fencing to rear site boundaries
Herras fencing to rear site boundaries
Site Layout – Phase 1 works
Midlands Cooperative Society - Markfield
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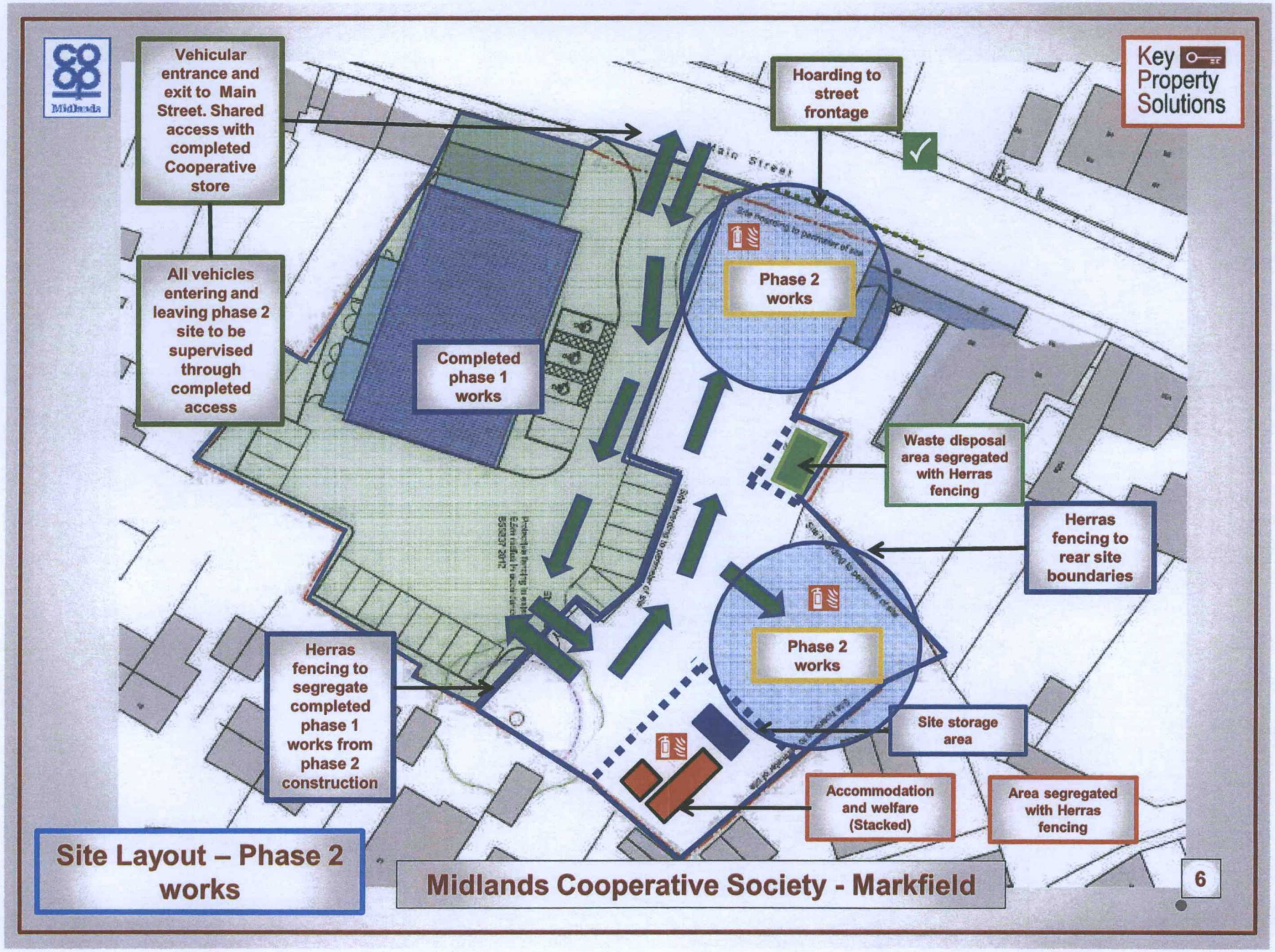
Midlands
Vehicular entrance and exit to Main Street. Shared access with completed Cooperative store
All vehicles entering and leaving phase 2 site to be supervised through completed access
Hoarding to street frontage
Key Property Solutions
Main Street
Phase 2 works
Completed phase 1 works
Waste disposal area segregated with Herras fencing
Herras fencing to rear site boundaries
Phase 2 works
Herras fencing to segregate completed phase 1 works from phase 2 construction
Site storage area
Accommodation and welfare (Stacked)
Area segregated with Herras fencing
Site Layout – Phase 2 works
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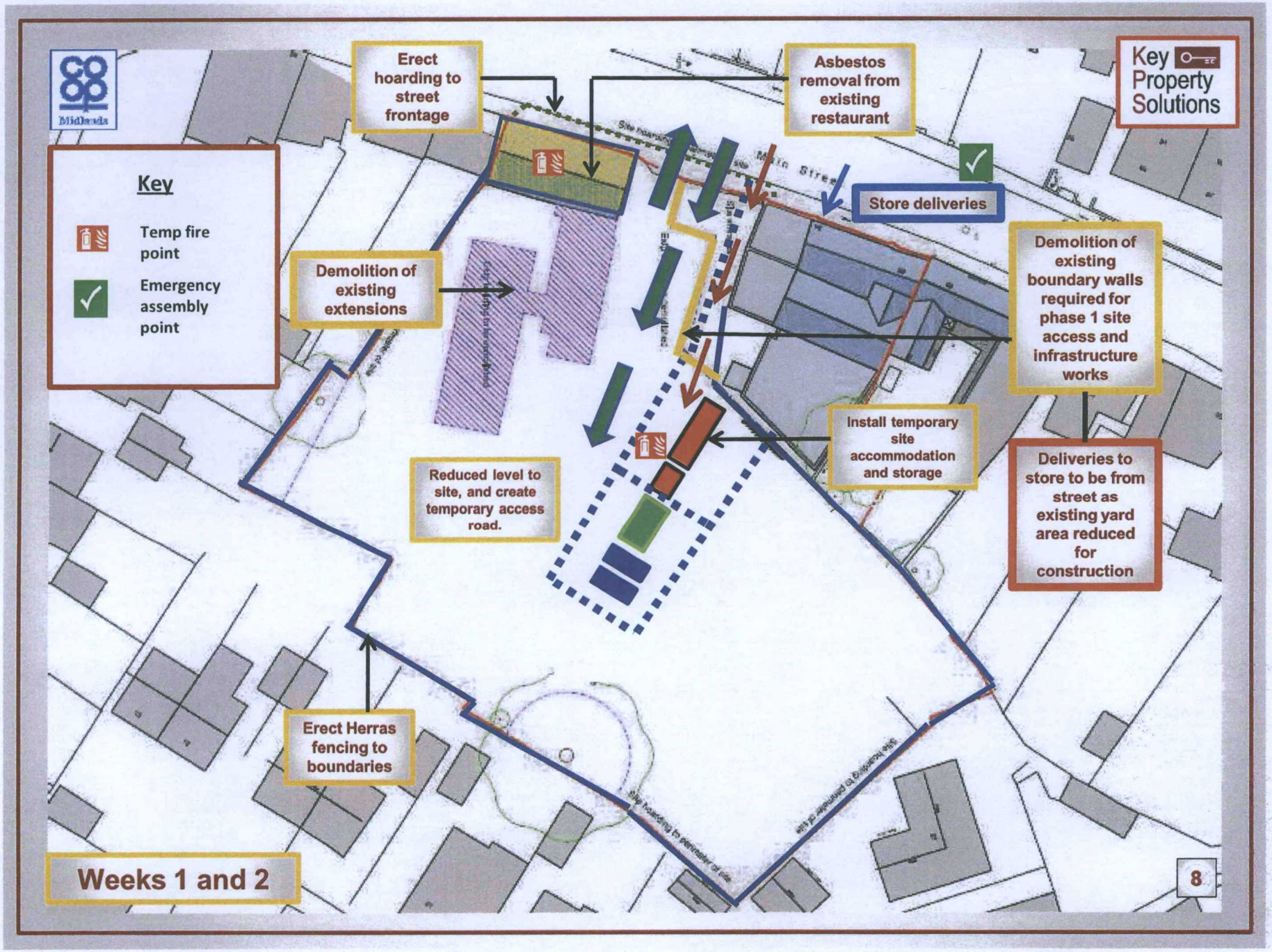
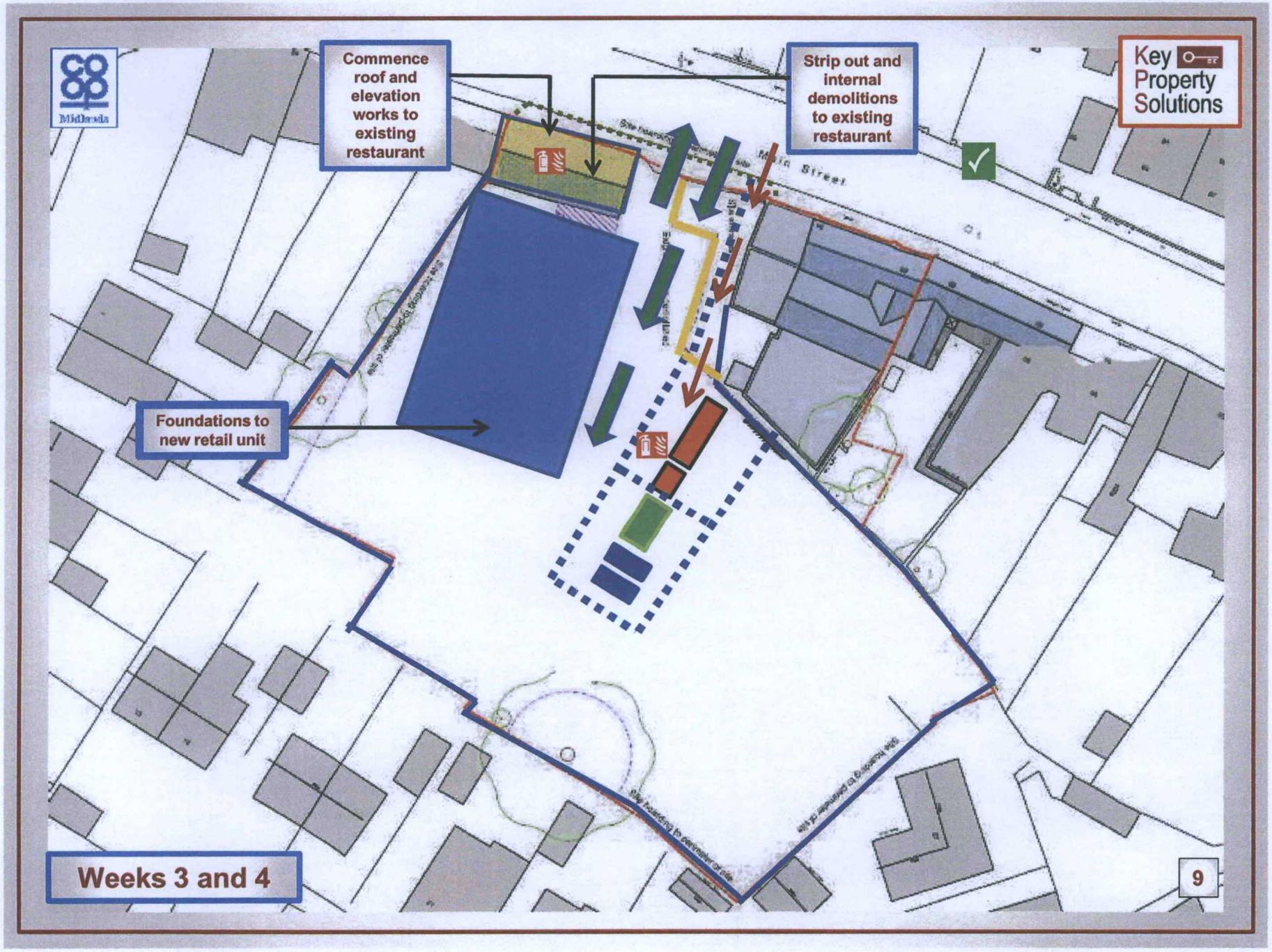
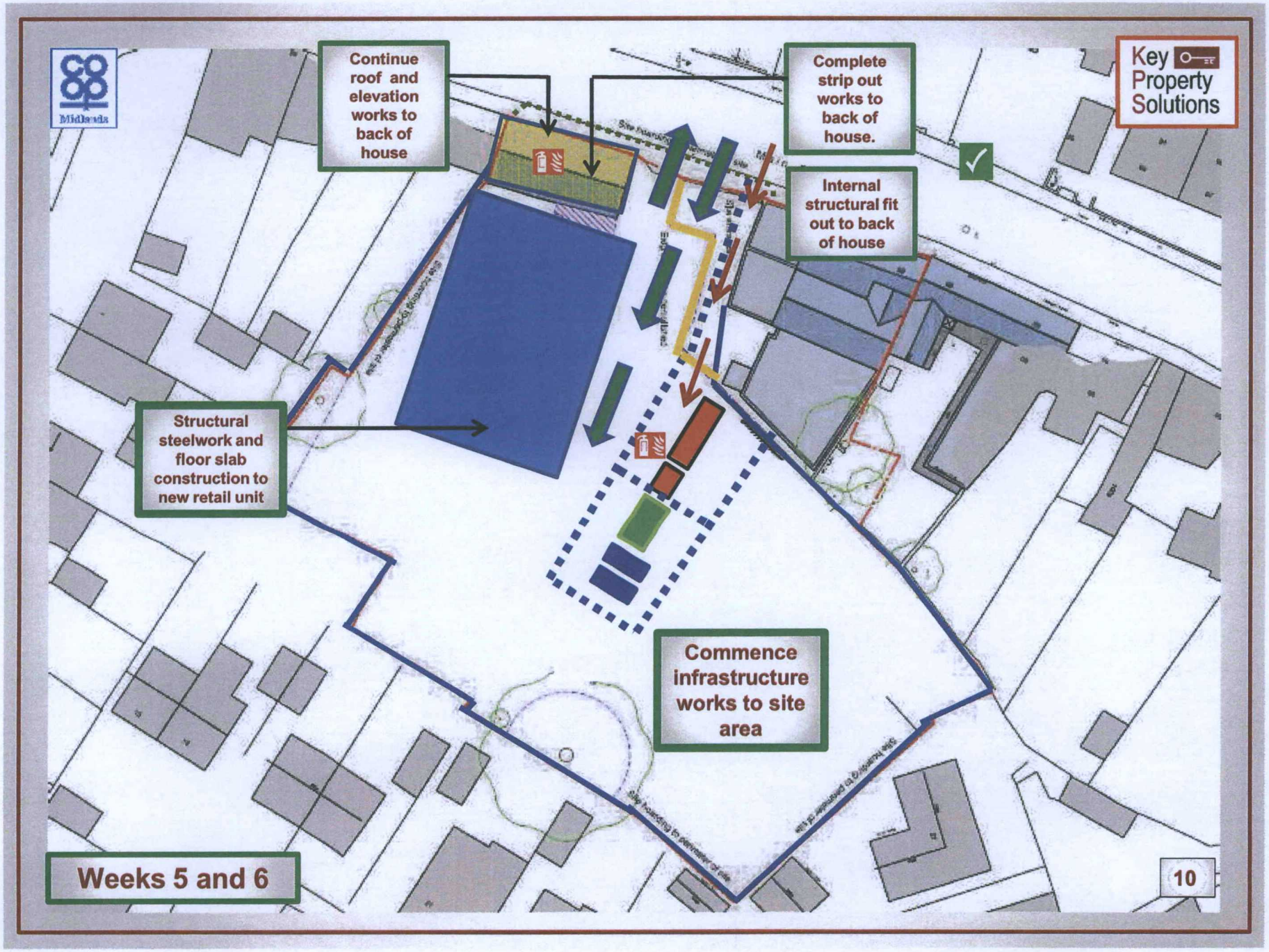
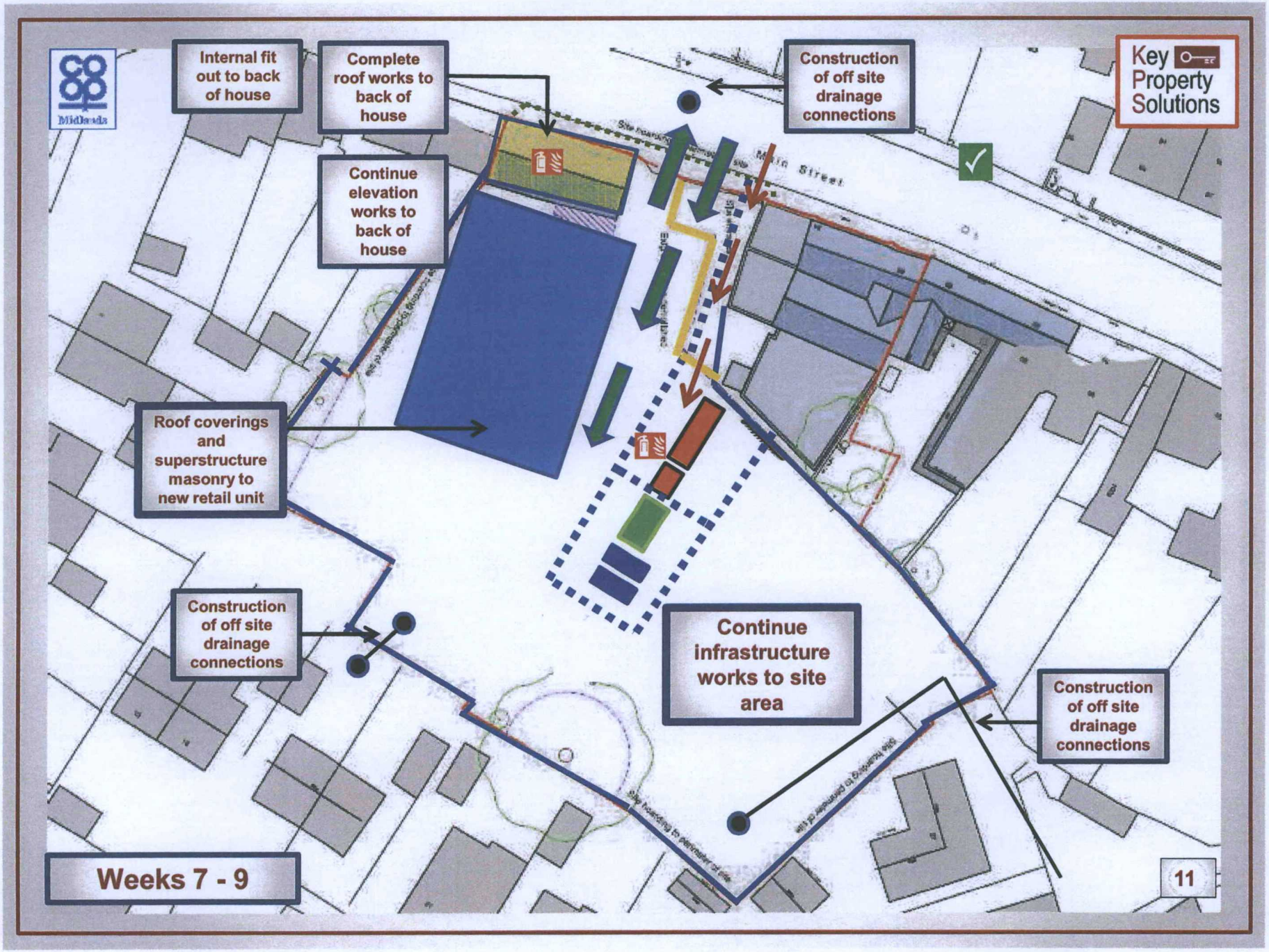
New Store and Residential Dwellings

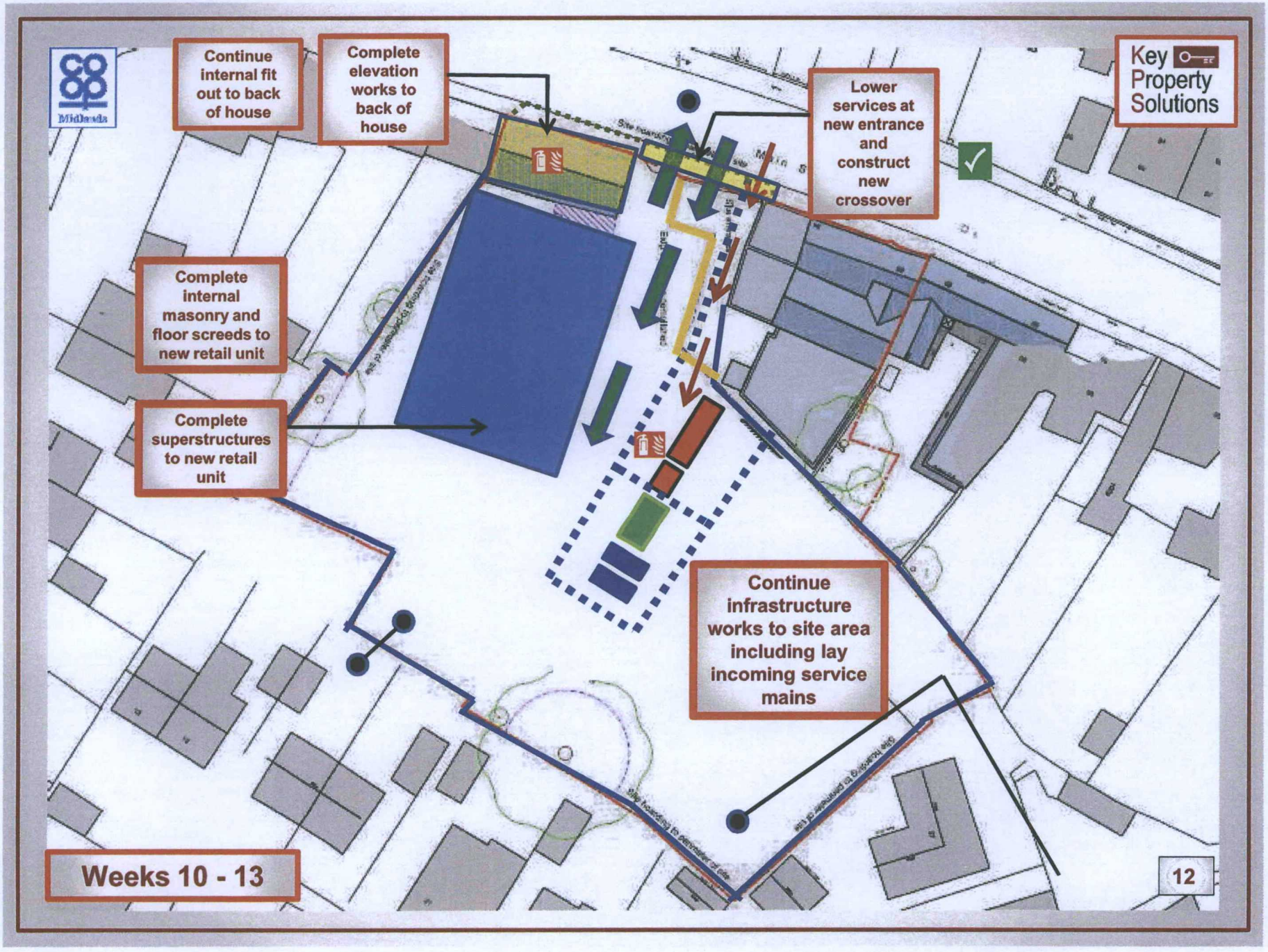
Outline Phasing of Works

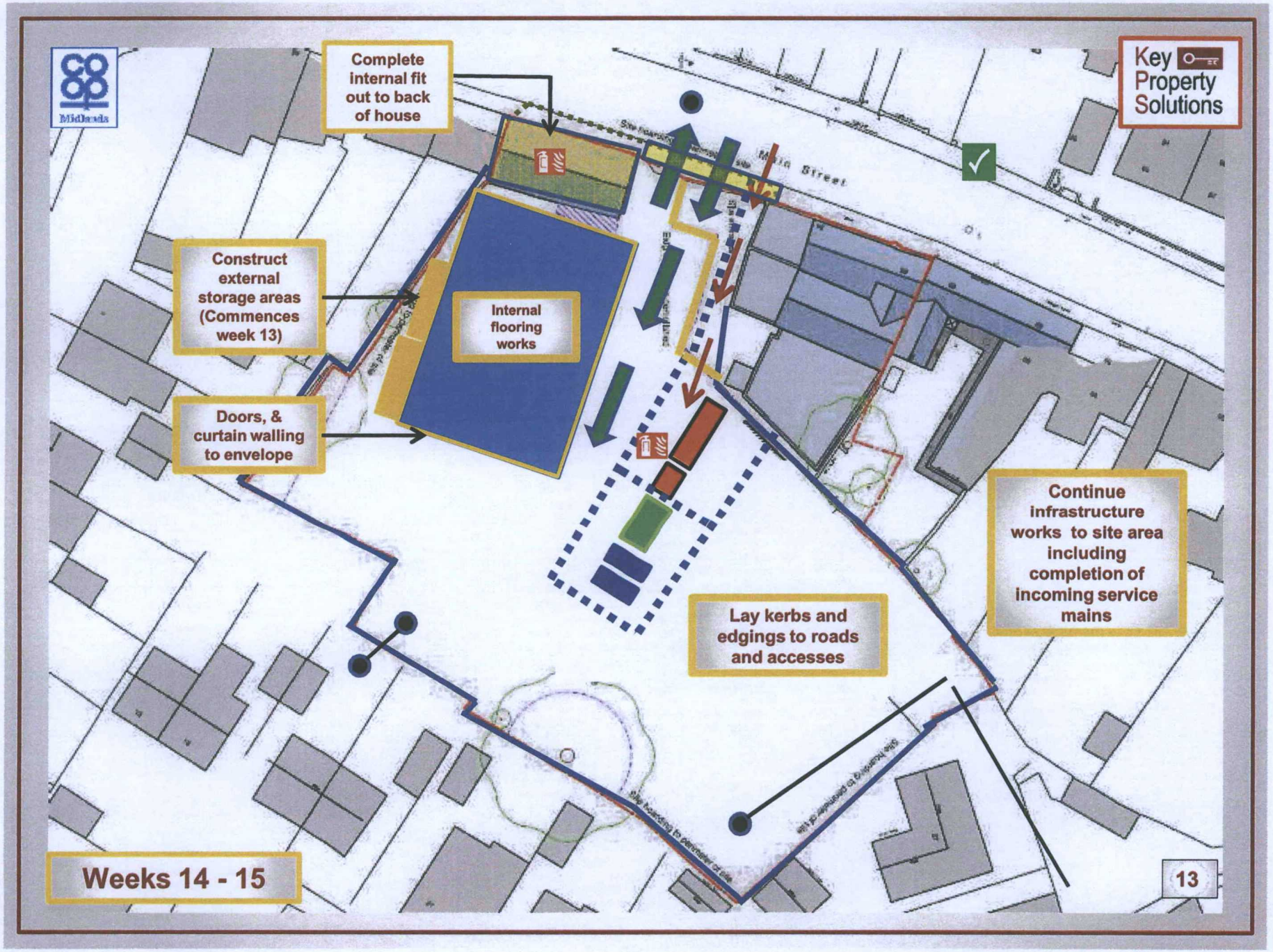

Midlands
Key Property Solutions
Key
Temp fire point
Emergency assembly point
Erect hoarding to street frontage
Asbestos removal from existing restaurant
Store deliveries
Demolition of existing extensions
Demolition of existing boundary walls required for phase 1 site access and infrastructure works
Install temporary site accommodation and storage
Reduced level to site, and create temporary access road.
Deliveries to store to be from street as existing yard area reduced for construction
Erect Herras fencing to boundaries
Weeks 1 and 2
8

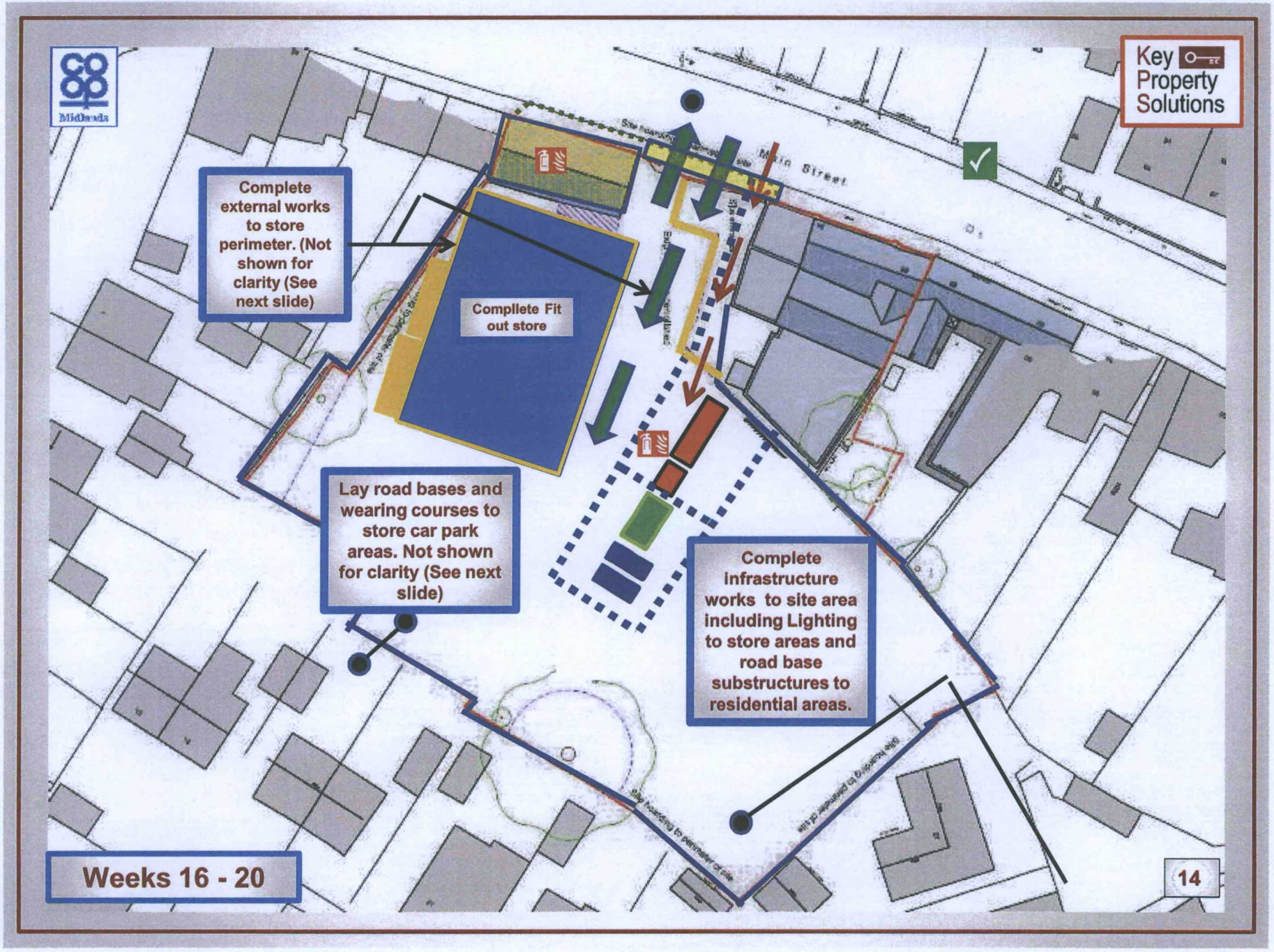

Commence roof and elevation works to existing restaurant
Strip out and internal demolitions to existing restaurant
Key Property Solutions
Foundations to new retail unit
Weeks 3 and 4
9

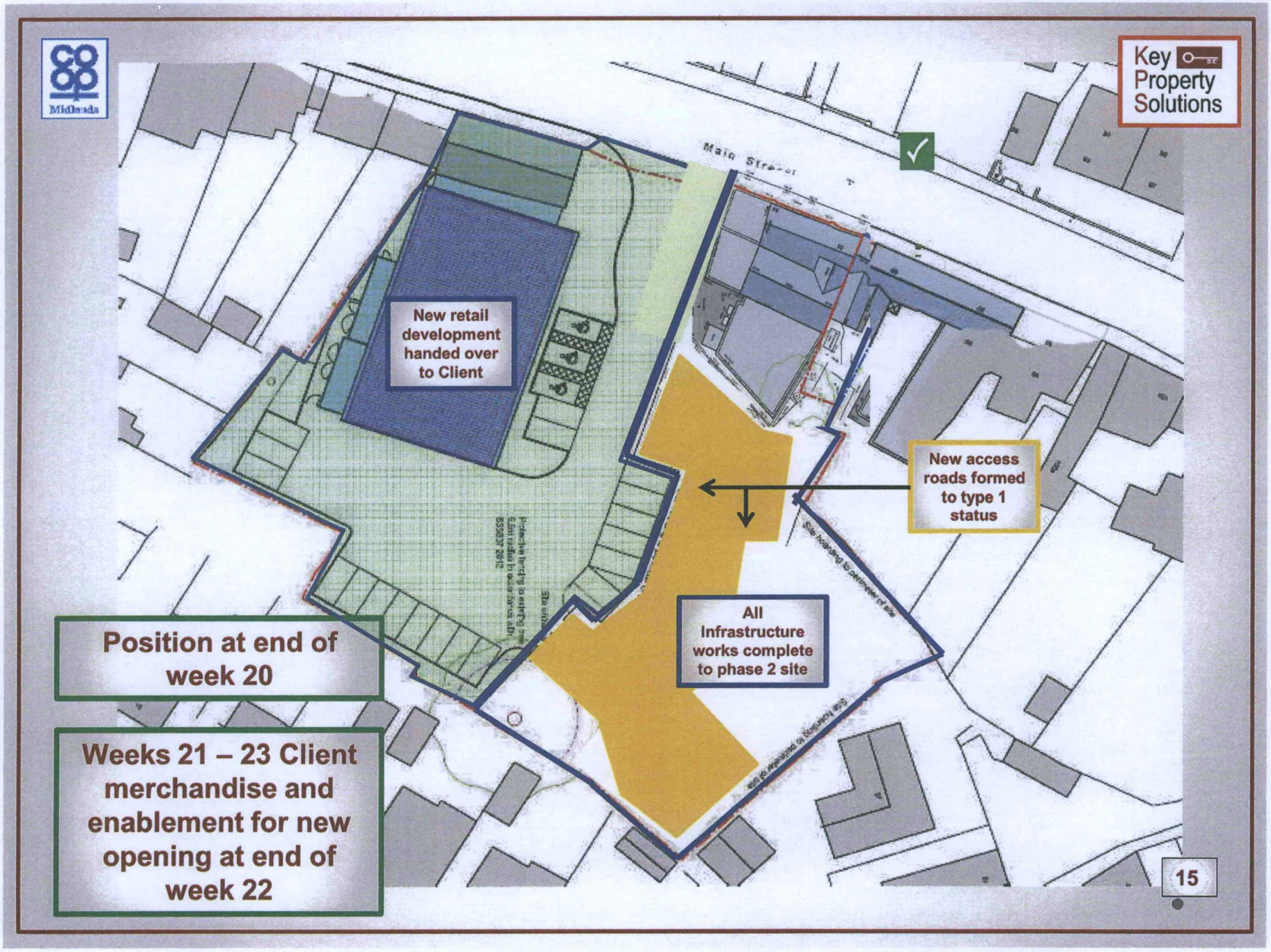

Continue roof and elevation works to back of house
Complete strip out works to back of house.
Internal structural fit out to back of house
Structural steelwork and floor slab construction to new retail unit
Commence infrastructure works to site area
Key Property Solutions
Weeks 5 and 6
10

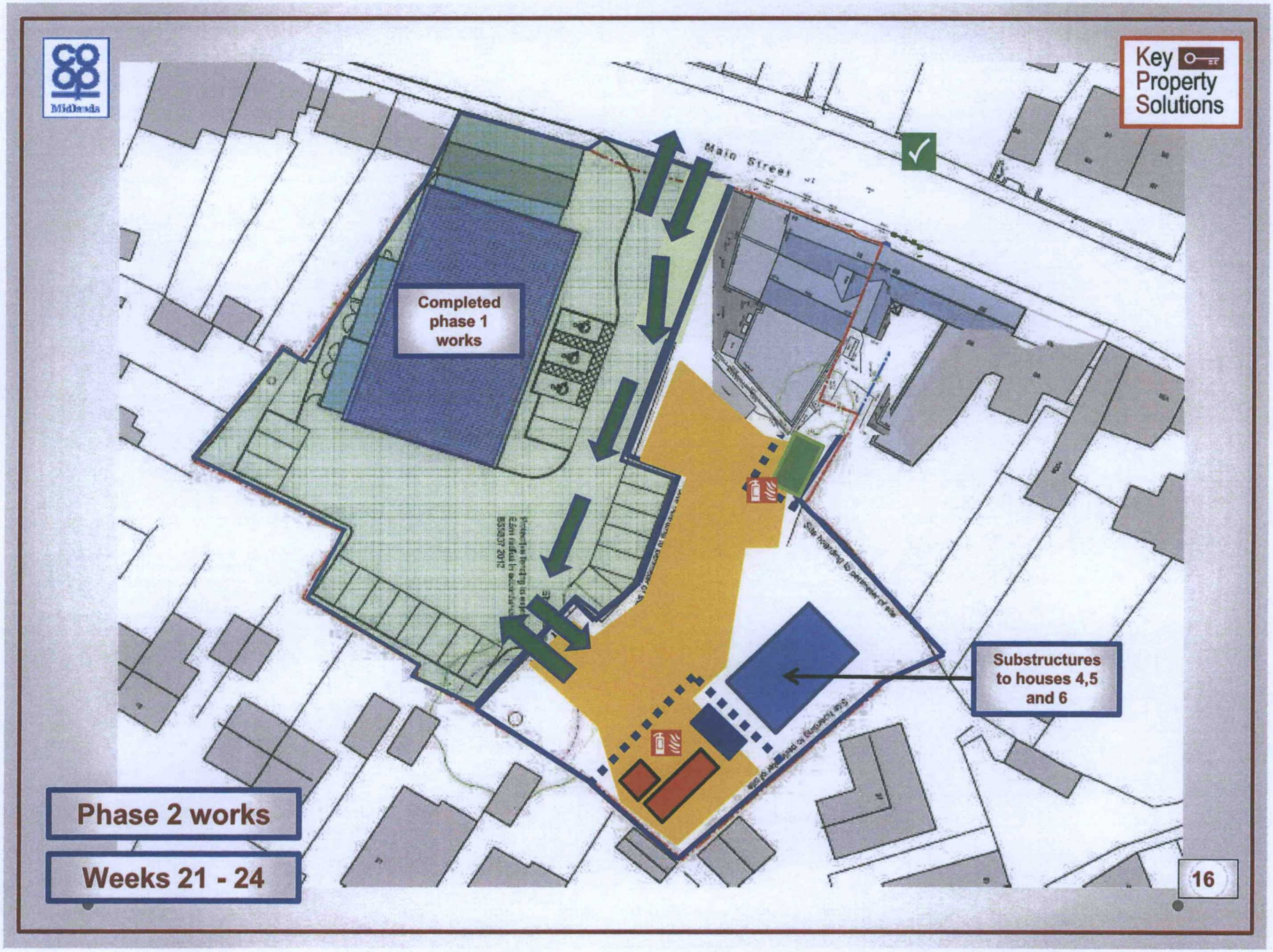

Midlands
Internal fit out to back of house
Complete roof works to back of house
Continue elevation works to back of house
Roof coverings and superstructure masonry to new retail unit
Construction of off site drainage connections
Construction of off site drainage connections
Continue infrastructure works to site area
Construction of off site drainage connections
Key Property Solutions
Weeks 7 - 9
11

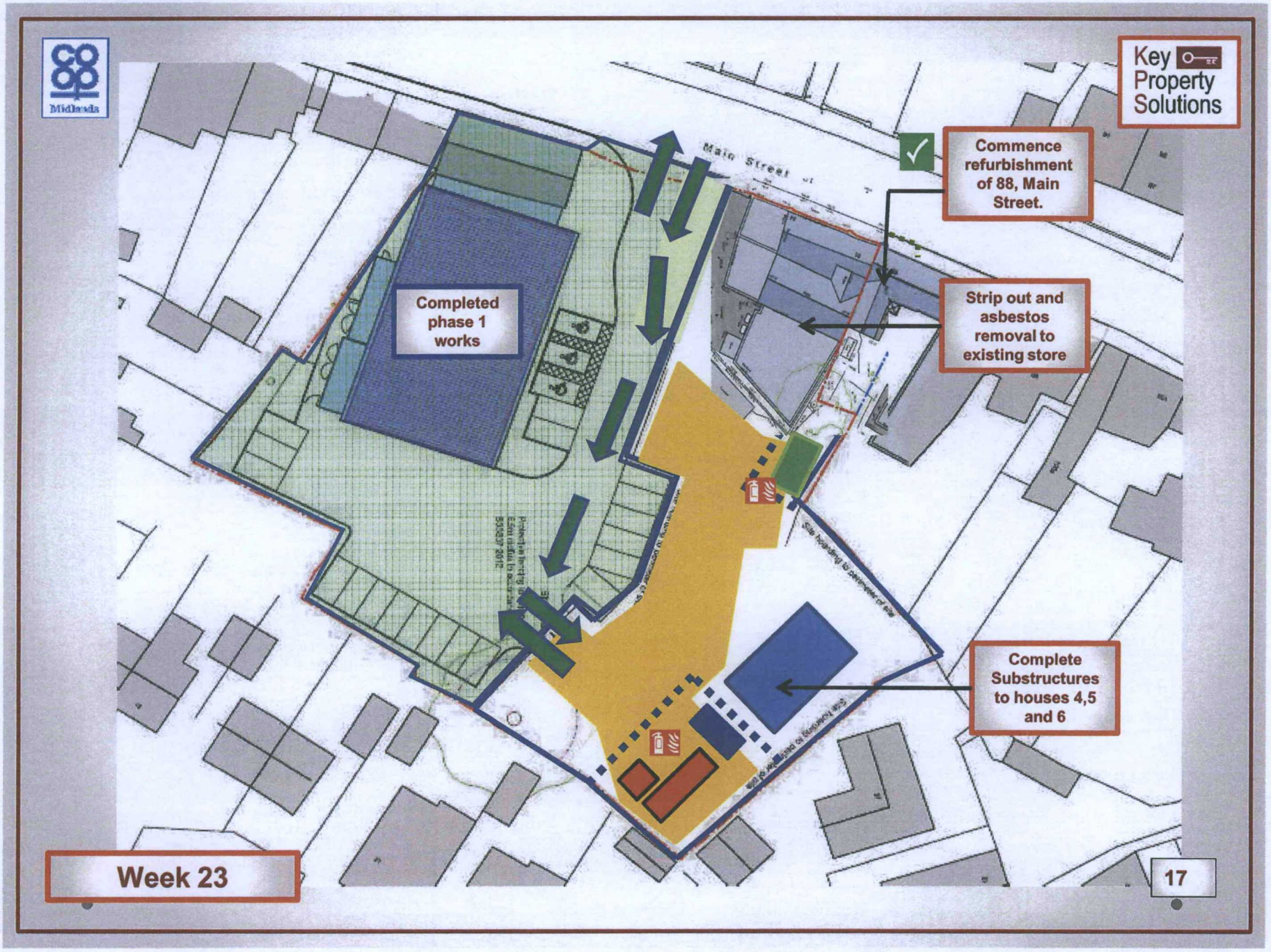

Continue internal fit out to back of house
Complete elevation works to back of house
Lower services at new entrance and construct new crossover
Key Property Solutions
Complete internal masonry and floor screeds to new retail unit
Complete superstructures to new retail unit
Continue infrastructure works to site area including lay incoming service mains
Weeks 10 - 13
12

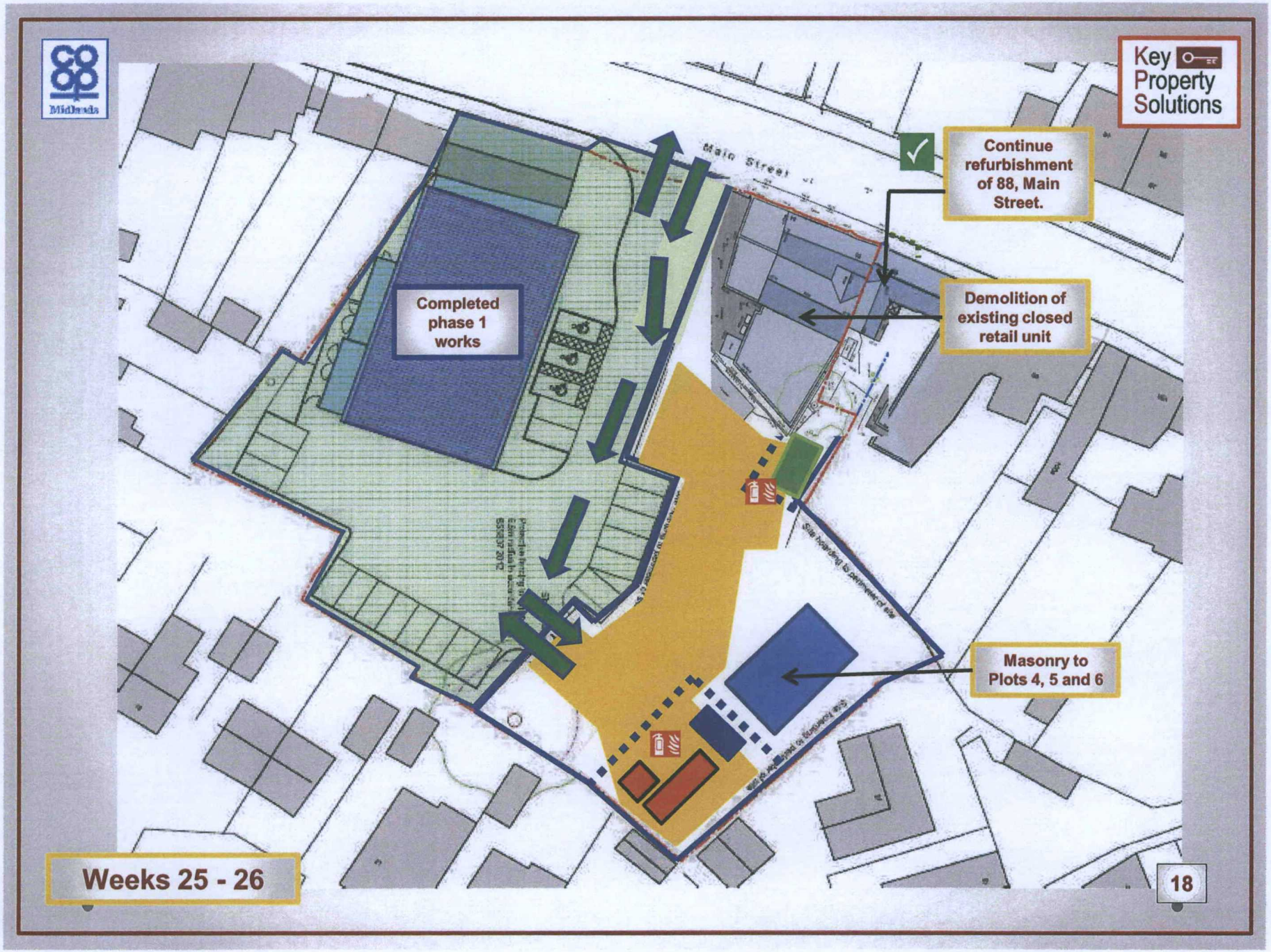

Complete internal fit out to back of house
Construct external storage areas (Commences week 13)
Internal flooring works
Doors, & curtain walling to envelope
Continue infrastructure works to site area including completion of incoming service mains
Lay kerbs and edgings to roads and accesses
Key Property Solutions
Weeks 14 - 15
13

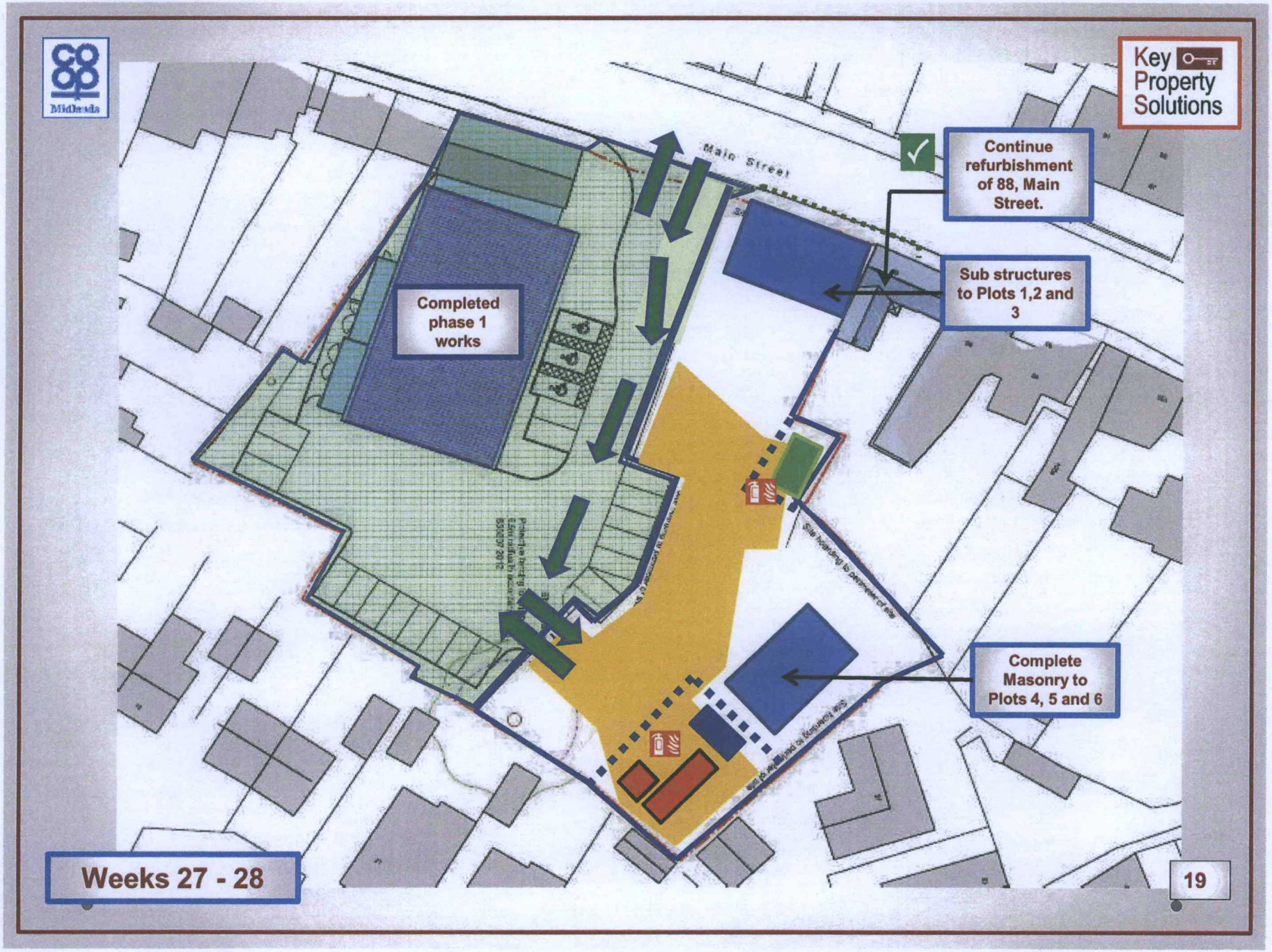

Key Property Solutions
Complete external works to store perimeter. (Not shown for clarity (See next slide)
Complete Fit out store
Lay road bases and wearing courses to store car park areas. Not shown for clarity (See next slide)
Complete infrastructure works to site area including Lighting to store areas and road base substructures to residential areas.
Weeks 16 - 20
14

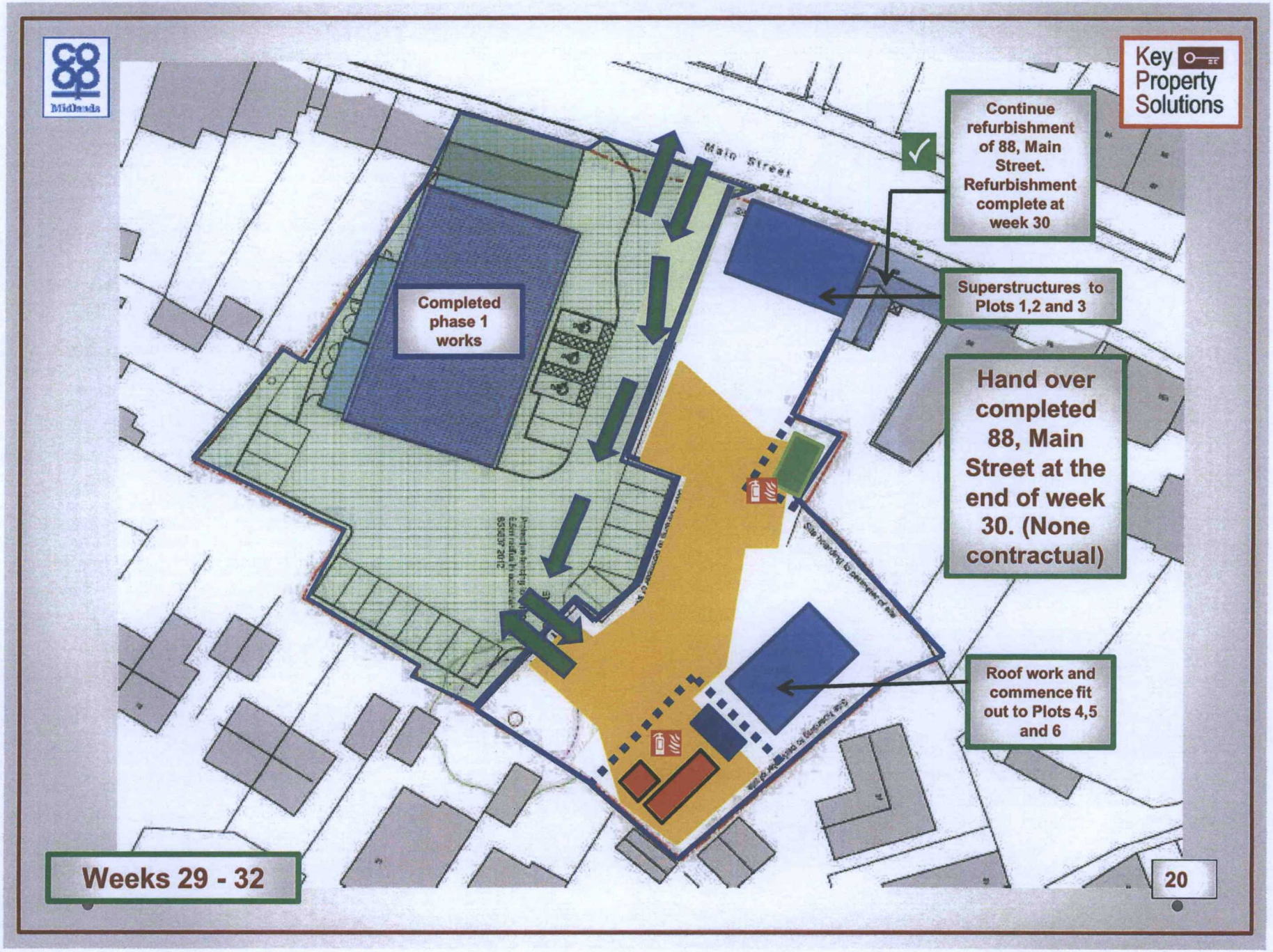

Midlands
Key Property Solutions
Main Street
New retail development handed over to Client
New access roads formed to type 1 status
All Infrastructure works complete to phase 2 site
Position at end of week 20
Weeks 21 – 23 Client merchandise and enablement for new opening at end of week 22
15

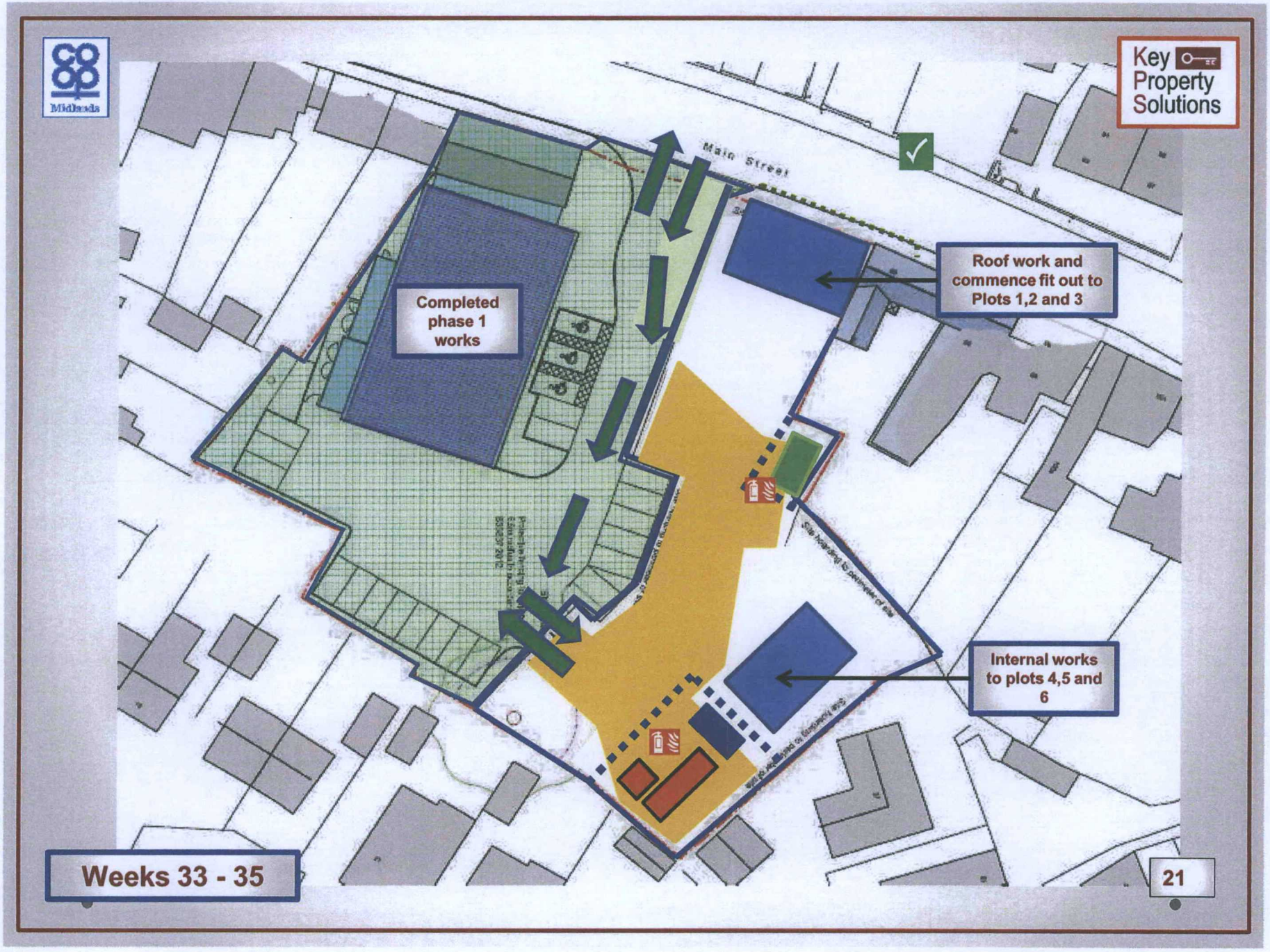

Key Property Solutions
Main Street
Completed phase 1 works
Substructures to houses 4,5 and 6
Phase 2 works
Weeks 21 - 24
16

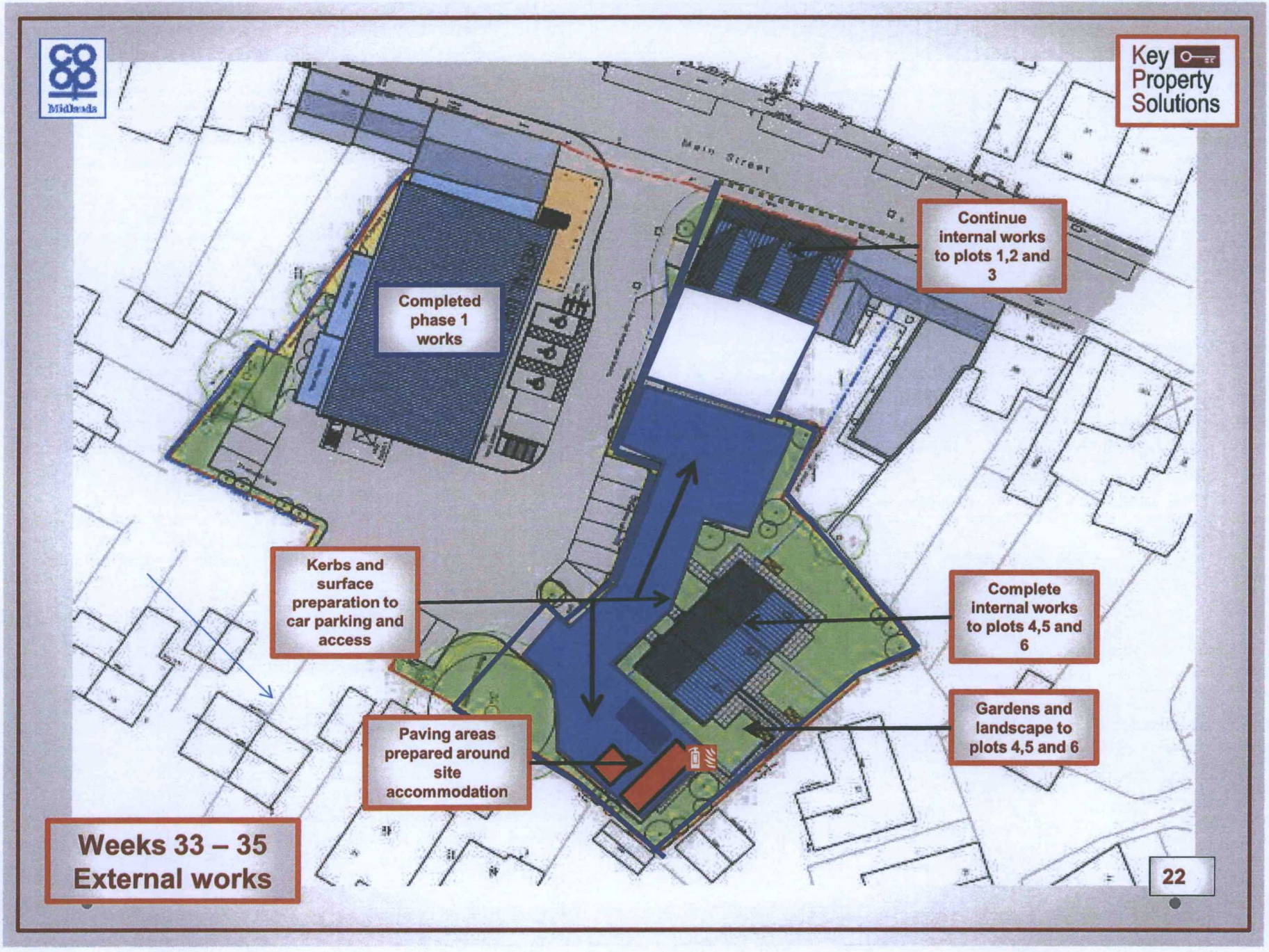

Midlands
Key Property Solutions
Main Street
Commence refurbishment of 88, Main Street.
Completed phase 1 works
Strip out and asbestos removal to existing store
Complete Substructures to houses 4,5 and 6
Week 23
17

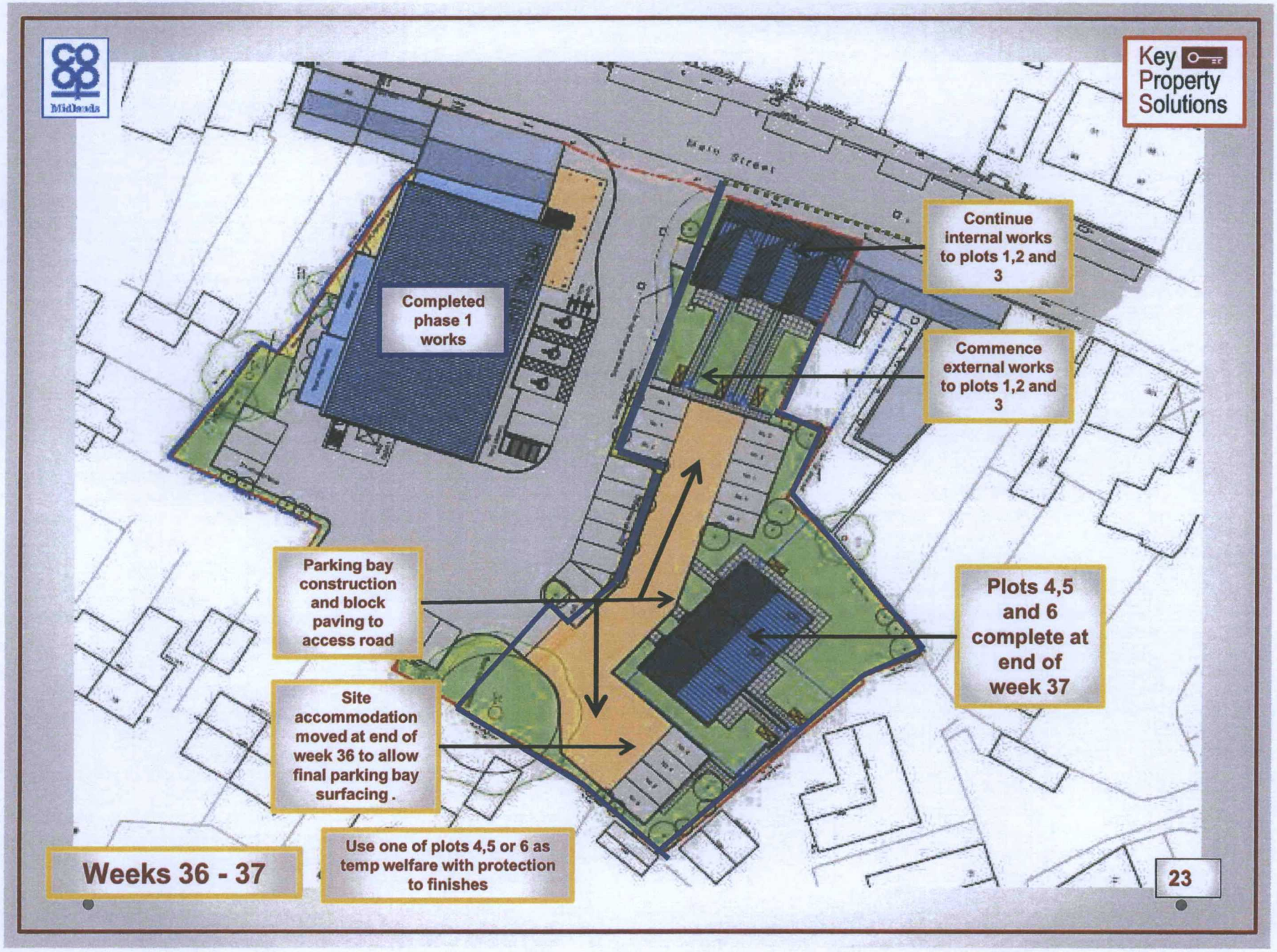

Key Property Solutions
Continue refurbishment of 88, Main Street.
Demolition of existing closed retail unit
Completed phase 1 works
Masonry to Plots 4, 5 and 6
Weeks 25 - 26
18

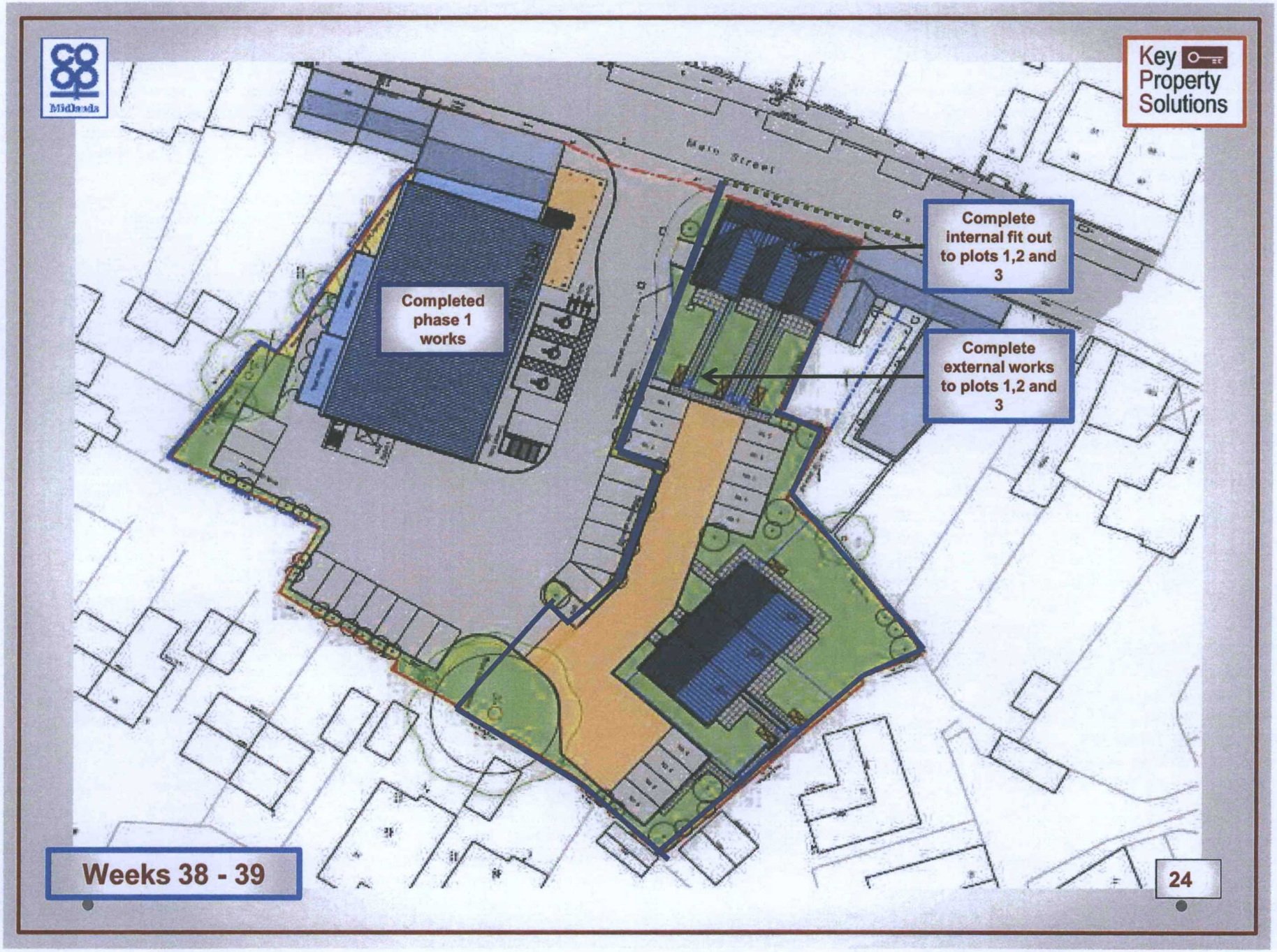

Key Property Solutions
Continue refurbishment of 88, Main Street.
Sub structures to Plots 1,2 and 3
Completed phase 1 works
Complete Masonry to Plots 4, 5 and 6
Main Street
Weeks 27 - 28
19

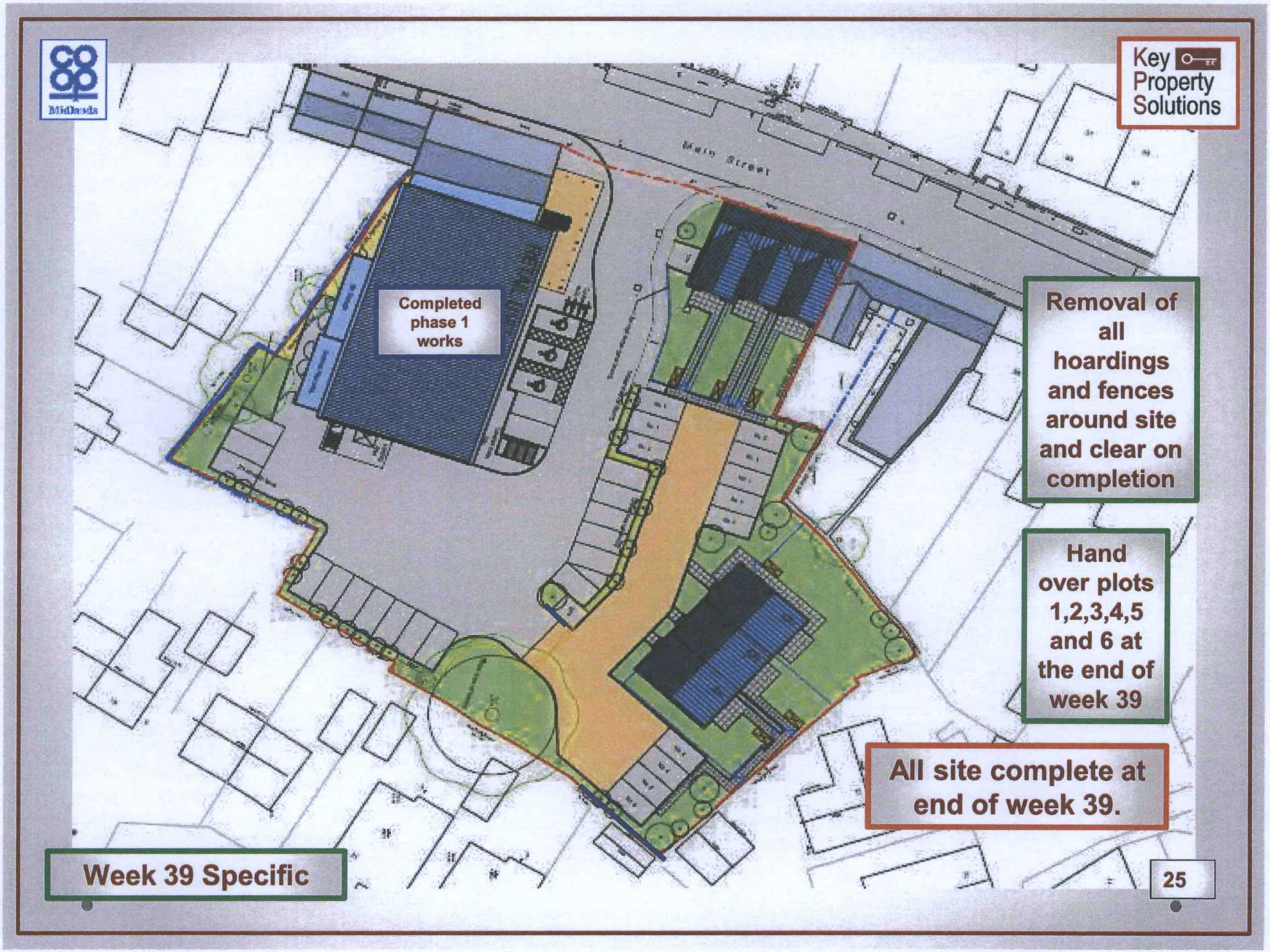

Key Property Solutions
Continue refurbishment of 88, Main Street. Refurbishment complete at week 30
Superstructures to Plots 1,2 and 3
Completed phase 1 works
Hand over completed 88, Main Street at the end of week 30. (None contractual)
Roof work and commence fit out to Plots 4,5 and 6
Main Street
Weeks 29 - 32
20

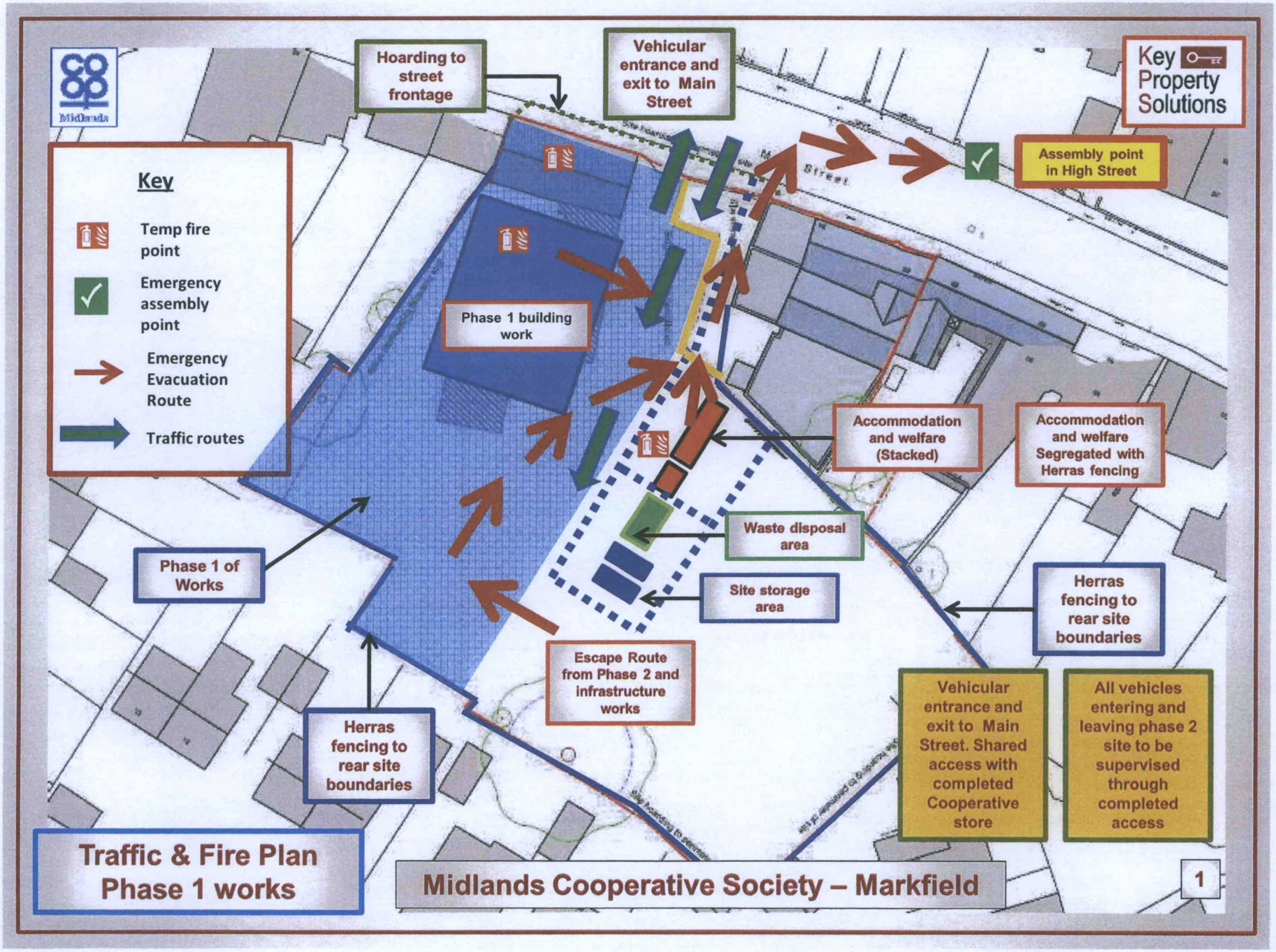

Key Property Solutions
Main Street
Completed phase 1 works
Roof work and commence fit out to Plots 1,2 and 3
Internal works to plots 4,5 and 6
Weeks 33 - 35
21


Key Property Solutions
Main Street
Completed phase 1 works
Continue internal works to plots 1,2 and 3
Kerbs and surface preparation to car parking and access
Complete internal works to plots 4,5 and 6
Gardens and landscape to plots 4,5 and 6
Paving areas prepared around site accommodation
Weeks 33 – 35
External works
22


Key Property Solutions
Completed phase 1 works
Continue internal works to plots 1,2 and 3
Commence external works to plots 1,2 and 3
Parking bay construction and block paving to access road
Plots 4,5 and 6 complete at end of week 37
Site accommodation moved at end of week 36 to allow final parking bay surfacing .
Use one of plots 4,5 or 6 as temp welfare with protection to finishes
Weeks 36 - 37
23


Key Property Solutions
Completed phase 1 works
Complete internal fit out to plots 1,2 and 3
Complete external works to plots 1,2 and 3
Weeks 38 - 39
24


Key Property Solutions
Completed phase 1 works
Removal of all hoardings and fences around site and clear on completion
Hand over plots 1,2,3,4,5 and 6 at the end of week 39
All site complete at end of week 39.
Week 39 Specific
25


Hoarding to street frontage
Vehicular entrance and exit to Main Street
Key Property Solutions
Assembly point in High Street
Key
Temp fire point
Emergency assembly point
Emergency Evacuation Route
Traffic routes
Phase 1 building work
Accommodation and welfare (Stacked)
Accommodation and welfare Segregated with Herras fencing
Waste disposal area
Site storage area
Phase 1 of Works
Herras fencing to rear site boundaries
Escape Route from Phase 2 and infrastructure works
Herras fencing to rear site boundaries
Vehicular entrance and exit to Main Street. Shared access with completed Cooperative store
All vehicles entering and leaving phase 2 site to be supervised through completed access
Traffic & Fire Plan Phase 1 works
Midlands Cooperative Society – Markfield
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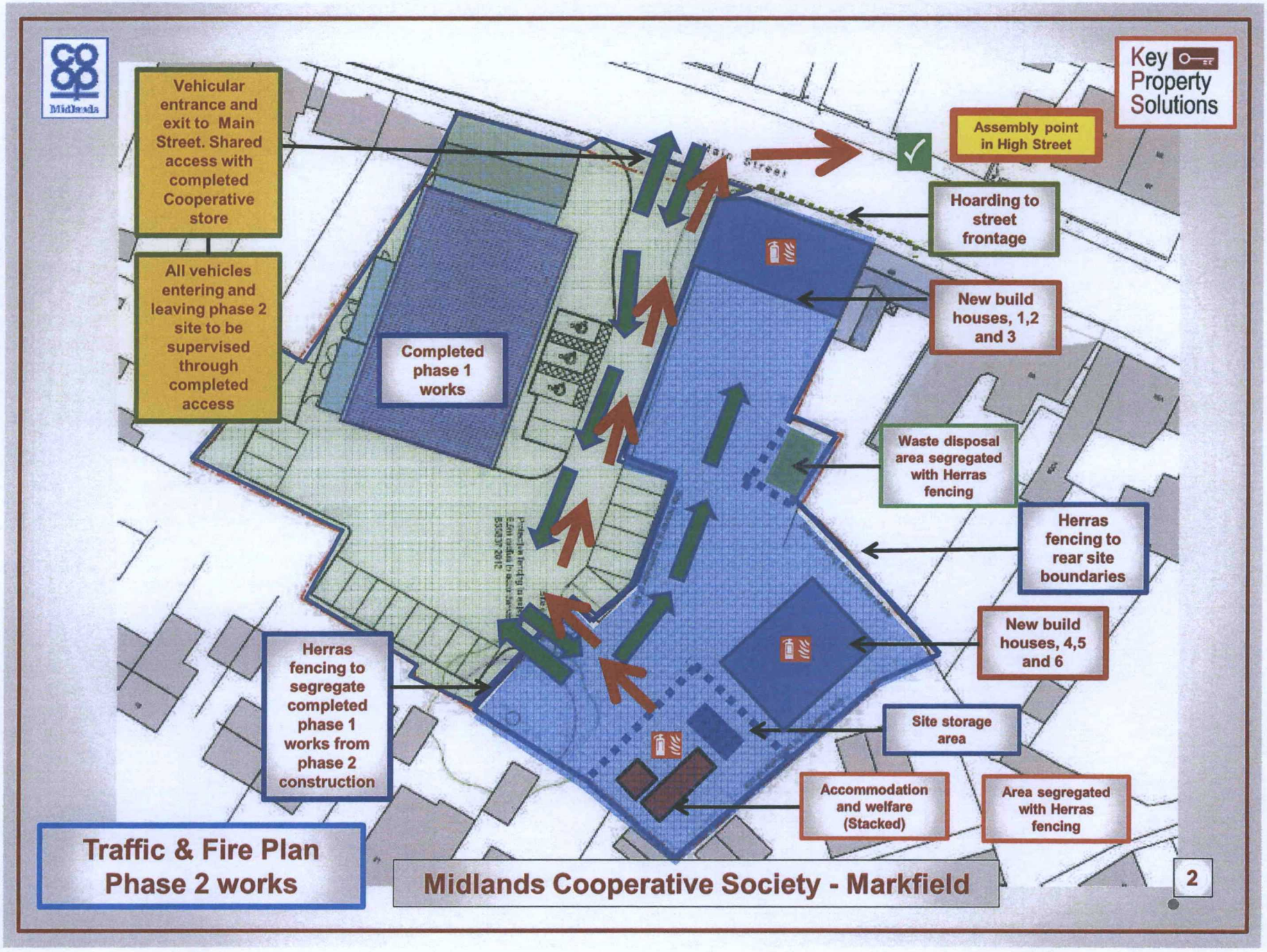
Midlands
Key Property Solutions
Vehicular entrance and exit to Main Street. Shared access with completed Cooperative store
All vehicles entering and leaving phase 2 site to be supervised through completed access
Completed phase 1 works
Assembly point in High Street
Hoarding to street frontage
New build houses, 1,2 and 3
Waste disposal area segregated with Herras fencing
Herras fencing to rear site boundaries
New build houses, 4,5 and 6
Site storage area
Accommodation and welfare (Stacked)
Area segregated with Herras fencing
Herras fencing to segregate completed phase 1 works from phase 2 construction
Traffic & Fire Plan
Phase 2 works
Midlands Cooperative Society - Markfield
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