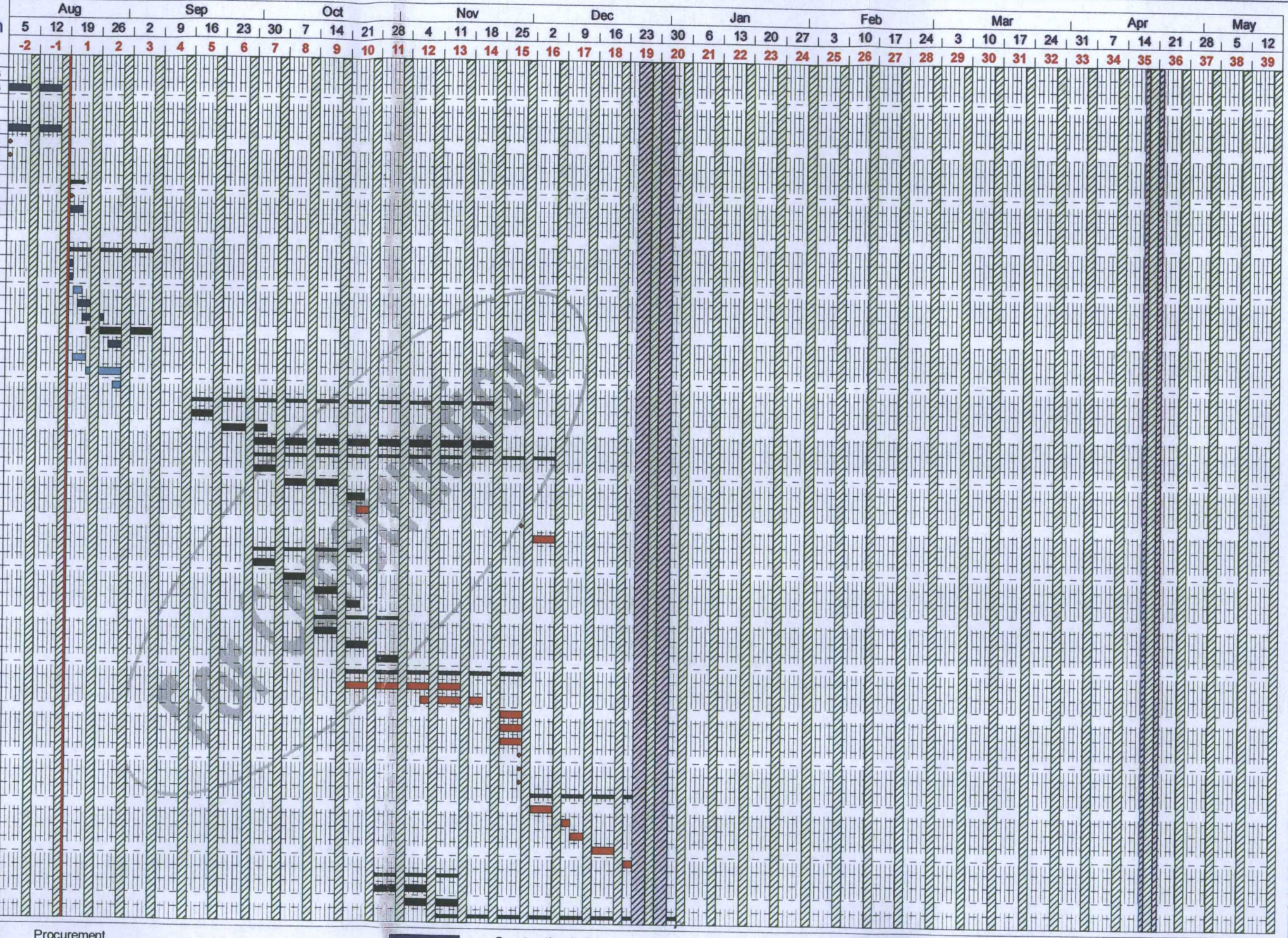
MCS Markfield Development - New Retail and Residential units

Construction Programme - MCS/MF/CP001

Midlands

Key Property Solutions

ID	Name	Start	Duration	Finish
1	***Preliminary***			
2	Appoint contractor	19/07/13	0d	19/07/13
3	Mobilisation	05/08/13	10d	16/08/13
4				
5	***Pre construction***			
6	Obtain hoarding and scaffold licences	05/08/13	10d	16/08/13
7	Submission of demolition notices	05/08/13	0d	05/08/13
8	Submission of asbestos notices	05/08/13	0d	05/08/13
9				
10	***Site Establishment***	**19/08/13**	**3d**	**21/08/13**
11	Take possession of site	19/08/13	0d	19/08/13
12	Erection of site hoardings to Main Street	19/08/13	3d	21/08/13
13				
14	***Site Works***			
15	***Initial works***	**19/08/13**	**15d**	**06/09/13**
16	Remove existing Propane tank	19/08/13	1d	19/08/13
17	Remove existing container	19/08/13	1d	19/08/13
18	Demolition of existing walls and yard to retail unit	20/08/13	2d	21/08/13
19	Site strip and clearance of vegetation	21/08/13	3d	23/08/13
20	Reduced level excavation to site	22/08/13	3d	26/08/13
21	Lay initial hardcore over site	23/08/13	11d	06/09/13
22	Install temporary accommodation and site set up	28/08/13	3d	30/08/13
23	Asbestos removal	20/08/13	3d	22/08/13
24	Demolition of existing extensions	23/08/13	6d	30/08/13
25	Install temp propping to existing rear wall	29/08/13	2d	30/08/13
26	***Drainage and service duct installation works***	**16/09/13**	**50d**	**22/11/13**
27	Install new bypass interceptor	16/09/13	5d	20/09/13
28	Construct attenuation tank and associated manholes	23/09/13	8d	02/10/13
29	Drainage and ducts to site areas	30/09/13	40d	22/11/13
30	***Rising Main Installation***	**30/09/13**	**50d**	**06/12/13**
31	Construct storm pumping station	30/09/13	5d	04/10/13
32	Construct rising main off site and connecting manhole	07/10/13	10d	18/10/13
33	Connect to existing manhole	21/10/13	4d	24/10/13
34	Install pump	23/10/13	3d	25/10/13
35	Power available to pumping station	29/11/13	0d	29/11/13
36	Commission pumping station	02/12/13	5d	06/12/13
37	***Off site foul connection to STW main***	**30/09/13**	**18d**	**23/10/13**
38	Construct new manhole on main	30/09/13	5d	04/10/13
39	Drain to boundary	07/10/13	5d	11/10/13
40	Construction of new back drop manhole in site	14/10/13	5d	18/10/13
41	Connect tion to in site manhole	21/10/13	3d	23/10/13
42	***Off site foul connection in Main Street***	**14/10/13**	**15d**	**01/11/13**
43	Construct MH f1 in Main Street	14/10/13	5d	18/10/13
44	Drain run F1- F2	21/10/13	5d	25/10/13
45	Drain run F2 - F3	28/10/13	5d	01/11/13
46	***Incoming electrical services***	21/10/13	30d	29/11/13
47	Lay incoming mains	21/10/13	20d	15/11/13
48	Service connections outside boundary	07/11/13	10d	20/11/13
49	Connections to switch panels	25/11/13	5d	29/11/13
50	Gas main connection to building	25/11/13	5d	29/11/13
51	Water main connection to building	25/11/13	5d	29/11/13
52	Power available for store fit out	29/11/13	0d	29/11/13
53	Gas available for store fit out	29/11/13	0d	29/11/13
54	Water available for store fit out	29/11/13	0d	29/11/13
55	***Car Park lighting***	**02/12/13**	**17d**	**24/12/13**
56	Foundations to lighting columns	02/12/13	5d	06/12/13
57	Install lighting columns to car park	09/12/13	2d	10/12/13
58	Install cables to lighting	11/12/13	3d	13/12/13
59	Connections	16/12/13	5d	20/12/13
60	Commission lighting	23/12/13	2d	24/12/13
61	***Entrance Works***	**28/10/13**	**15d**	**15/11/13**
62	Lowering of services at crossover	28/10/13	10d	08/11/13
63	Construction of adptable crossover	04/11/13	10d	15/11/13
64	***Kerbs and edgings***	**11/11/13**	**34d**	**03/01/14**



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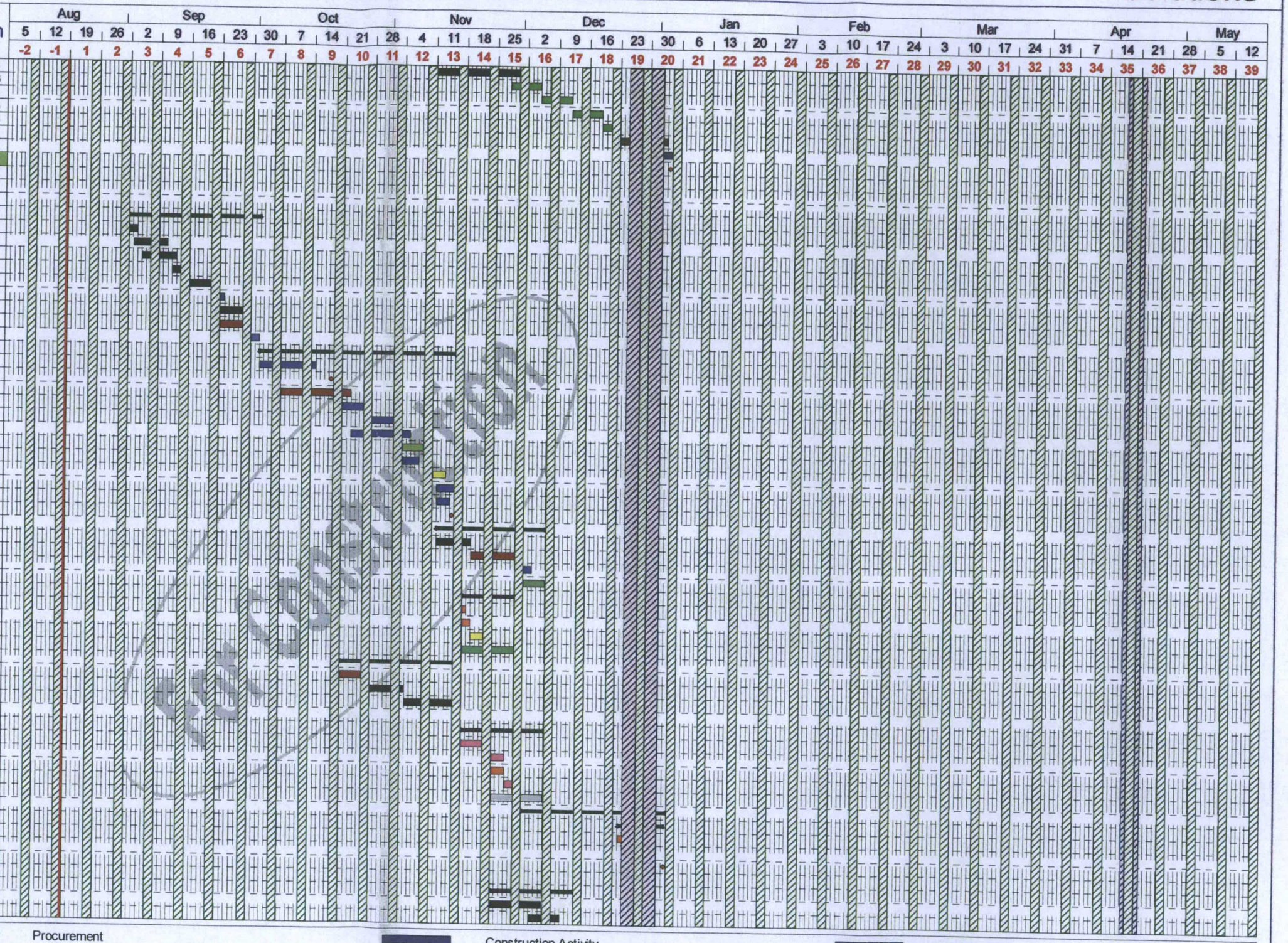
ID	Name	Start	Duration	Finish
65	Oversite kerbs and edgings	11/11/13	15d	29/11/13
66	final preparation of Type 1 surfaces	28/11/13	5d	04/12/13
67	Lay road base and base courses	05/12/13	5d	11/12/13
68	Landscape eareas to syore	12/12/13	5d	18/12/13
69	Lay wearing courses	19/12/13	2d	20/12/13
70	Line marking to parking bays	23/12/13	3d	02/01/14
71	Final clean of store car park	02/01/14	2d	03/01/14
72	Car park complete for store handover	03/01/14	0d	03/01/14
73				
74	***Works to New Retail Unit***			
75	***New Retail Unit***			
76	***Substructures***	**02/09/13**	**22d**	**01/10/13**
77	Excavate to reduced levels	02/09/13	2d	03/09/13
78	Excavate and construct foundations	03/09/13	6d	10/09/13
79	Underslab drainage	05/09/13	6d	12/09/13
80	Oversite hardcore to floor	12/09/13	2d	13/09/13
81	Erection of structural steel frame	16/09/13	5d	20/09/13
82	Install safety netting for roof works	23/09/13	1d	23/09/13
83	Construct insitu slab between existing and new	23/09/13	5d	27/09/13
84	Substructure masonry	23/09/13	5d	27/09/13
85	Install precast concrete floor planks	30/09/13	2d	01/10/13
86	***Superstructures***	**02/10/13**	**33d**	**15/11/13**
87	Curved composite roof coverings	02/10/13	9d	14/10/13
88	Building watertight for internal works	18/10/13	0d	18/10/13
89	Superstructure masonry to building perimeter	07/10/13	12d	22/10/13
90	Timber roof structure to office/storage area	21/10/13	5d	25/10/13
91	Install Sarnafil roof and protect	28/10/13	5d	01/11/13
92	Thermawood timber cladding to elevations	23/10/13	10d	05/11/13
93	Decoration to Thermawood	04/11/13	5d	08/11/13
94	Verges edges and trims to high level roof	04/11/13	4d	07/11/13
95	Strip external scaffolds	11/11/13	3d	13/11/13
96	Roof coverings to entrance canopy	12/11/13	4d	15/11/13
97	Coverings to rear canopy	12/11/13	3d	14/11/13
98	External envelope complete	15/11/13	0d	15/11/13
99	***External storage***	**12/11/13**	**19d**	**06/12/13**
100	Construct concrete slabs	12/11/13	6d	19/11/13
101	Masonry to bin store and external plant area	20/11/13	8d	29/11/13
102	Fit aluminium cap flashing	02/12/13	2d	03/12/13
103	Install louvred timber screens and doorsets	02/12/13	5d	06/12/13
104	***External envelope***	**18/11/13**	**10d**	**29/11/13**
105	Install MOE doors	18/11/13	1d	18/11/13
106	Install rear delivery doors	18/11/13	2d	19/11/13
107	Install scissor lift to delivery	20/11/13	3d	22/11/13
108	Install curtain wall sections and entrance doors	18/11/13	10d	29/11/13
109	***Internal structure works***	**21/10/13**	**20d**	**15/11/13**
110	Masonry partitions to Back of house	21/10/13	5d	25/10/13
111	Structural screed	28/10/13	6d	04/11/13
112	Screed curing	05/11/13	9d	15/11/13
113				
114	**Internal building works**	**18/11/13**	**15d**	**06/12/13**
115	Lay Swedecor floor tiles	18/11/13	5d	22/11/13
116	Prep & lay vinyl flooring & protect to sales & bakery area	25/11/13	3d	27/11/13
117	Chiller/Freezer Cold Rooms Installation	25/11/13	3d	27/11/13
118	Prepare and lay vinyl flooring to warehouse floor	28/11/13	2d	29/11/13
119	Plastering and linings	25/11/13	10d	06/12/13
120	***Fit out works to new store***	**02/12/13**	**19d**	**03/01/14**
171	***Completions***	24/12/13	2d	03/01/14
172	Internal inspection and snagging	24/12/13	3d	26/12/13
173	Deep clean entire store	26/12/13	2d	27/12/13
174	Hand over store to Client for fit out	03/01/14	0d	03/01/14
175				
176	***External Works***	**25/11/13**	15d	**13/12/13**
177	Paving works under entrance canopy	25/11/13	10d	06/12/13
178	Installation of bollards	04/12/13	5d	10/12/13



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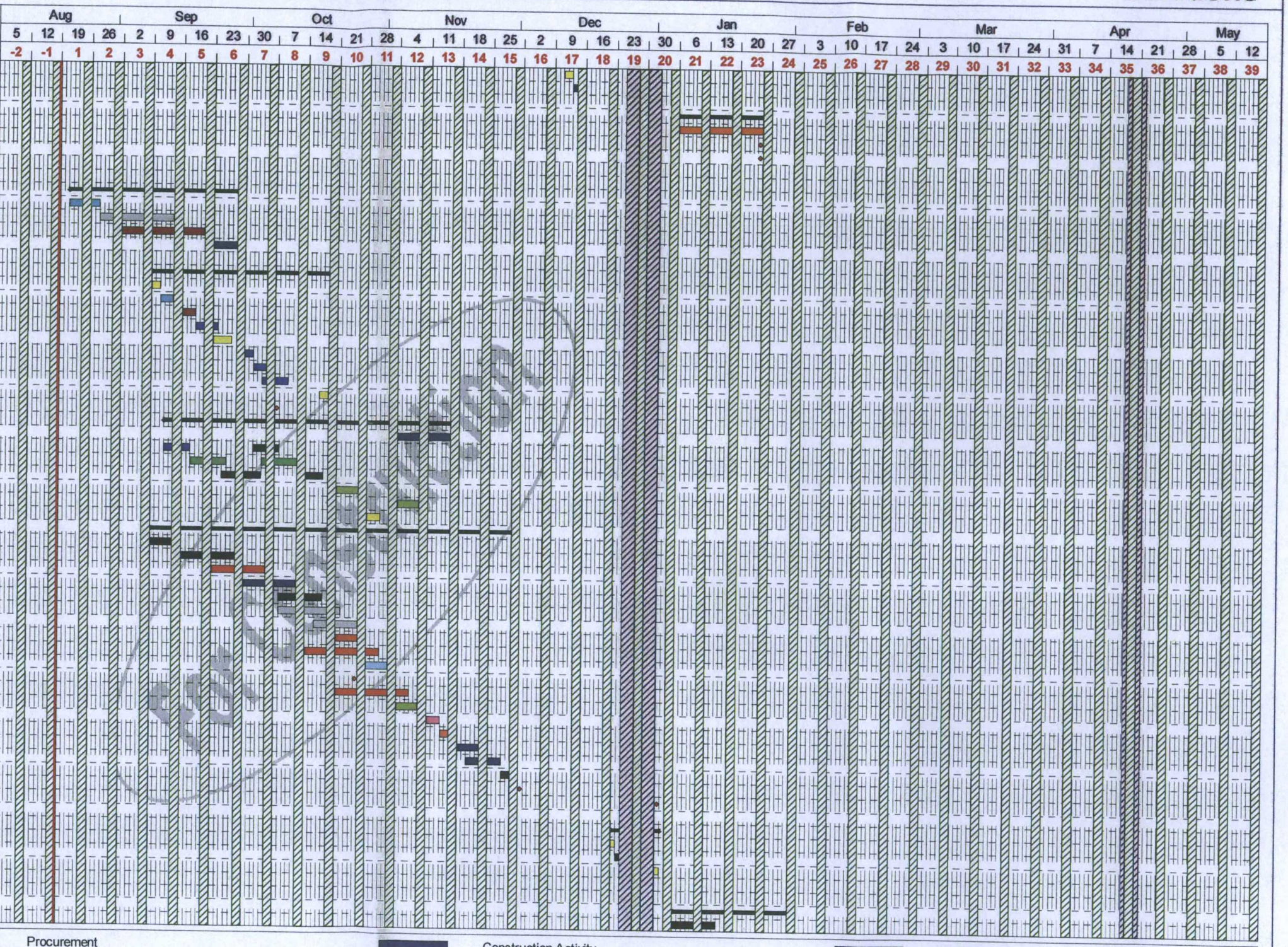
Midlands

Key Property Solutions

ID	Name	Start	Duration	Finish
179	Install Trolley Bays	11/12/13	2d	12/12/13
180	Fit Glasdon Litter Bins	13/12/13	1d	13/12/13
181				
182	***Store Opening***	**06/01/14**	**19d**	**24/01/14**
183	Merchandising of store (to Client programme)	06/01/14	15d	24/01/14
184	***Store opening 24th January 2013***	24/01/14	0d	24/01/14
185	Close existing store	24/01/14	0d	24/01/14
186				
187	***Refurbishment of existing restaurant for new back of house***			
188	***Demolition and strip out***	**21/08/13**	**28d**	**27/09/13**
189	Removal of asbestos based materials	21/08/13	5d	27/08/13
190	Internal strip out inc plasterwork	28/08/13	13d	13/09/13
191	Form new structl openings and infills	02/09/13	15d	20/09/13
192	Install new chemical DPC	23/09/13	5d	27/09/13
193	***External envelope works***			
194	***Roof Works***	**09/09/13**	**30d**	**18/10/13**
195	Erect external scaffolding to front and side elevation	09/09/13	2d	10/09/13
196	Dismantle existing chimney	11/09/13	3d	13/09/13
197	Rebuild existing chimney stack	16/09/13	3d	18/09/13
198	Strip off front elevation roof and save tiles	19/09/13	3d	23/09/13
199	New felt, battens and replace tiles to front elevation	23/09/13	4d	26/09/13
200	Erect scaffolding to rear elevation	30/09/13	2d	01/10/13
201	Strip off rear elevation roof and save tiles	02/10/13	3d	04/10/13
202	New felt, battens and replace tiles to rear elevation	04/10/13	4d	09/10/13
203	Strip rear access scaffolds to alllow low level works	17/10/13	2d	18/10/13
204	Buiding water tight for fit out	07/10/13	0d	07/10/13
205	***Elevation works***	**12/09/13**	**47d**	**15/11/13**
206	High level verge and fascia works to rear roofs	04/11/13	10d	15/11/13
207	Strip off existing render finish	12/09/13	8d	07/10/13
208	Refurbish /replace timber windows to elevations	18/09/13	12d	11/10/13
209	Rerender to elevations	25/09/13	11d	17/10/13
210	Decoration to render Front and sides	21/10/13	5d	25/10/13
211	0	04/11/13	5d	08/11/13
212	Strip scaffolding from front and side elevation	28/10/13	3d	30/10/13
213	***Internal works***	**09/09/13**	**60d**	**29/11/13**
214	Install new drainage	09/09/13	5d	13/09/13
215	Internal blockwork walls	16/09/13	10d	27/09/13
216	1st fix mechanical, electrical and plumbing	23/09/13	10d	04/10/13
217	1st fix joinery works	30/09/13	10d	11/10/13
218	Plasterboard/dry linings	08/10/13	8d	17/10/13
219	2 coat renovation plaster work	08/10/13	10d	21/10/13
220	2nd fix joinery items	16/10/13	8d	25/10/13
221	Install sanitary ware	21/10/13	5d	25/10/13
222	2nd fix plumbing and electrical	14/10/13	13d	30/10/13
223	Ceramic tiling to sanitary/kitchen areas	28/10/13	5d	01/11/13
224	Reinstate electrical power or temp for decoration etc.	25/10/13	0d	25/10/13
225	Decoration	21/10/13	13d	06/11/13
226	Application of epoxy floor membrane	04/11/13	5d	08/11/13
227	Lay vinyl flooring and protect	11/11/13	3d	13/11/13
228	Install and commission security shutters	14/11/13	2d	15/11/13
229	Installation of final fix furniture and fittings	18/11/13	5d	22/11/13
230	Inspection and snagging works	20/11/13	6d	27/11/13
231	Final clean of back of house area	28/11/13	2d	29/11/13
232	Back of House area complete	02/12/13	0d	02/12/13
233	Hand over store to Client for fit out	02/01/14	0d	02/01/14
234				
235	***ATM Installation***	**23/12/13**	**3d**	**02/01/14**
236	ATM Installation	23/12/13	1d	23/12/13
237	box in around ATM installation	24/12/13	1d	24/12/13
238	ATM commissioning	02/01/14	1d	02/01/14
239				
240	***New build to houses 4,5 and 6***			
241	***Substructures***	**06/01/14**	**20d**	**31/01/14**
242	Underslab drainage and initial drainage inc manholes	06/01/14	8d	15/01/14



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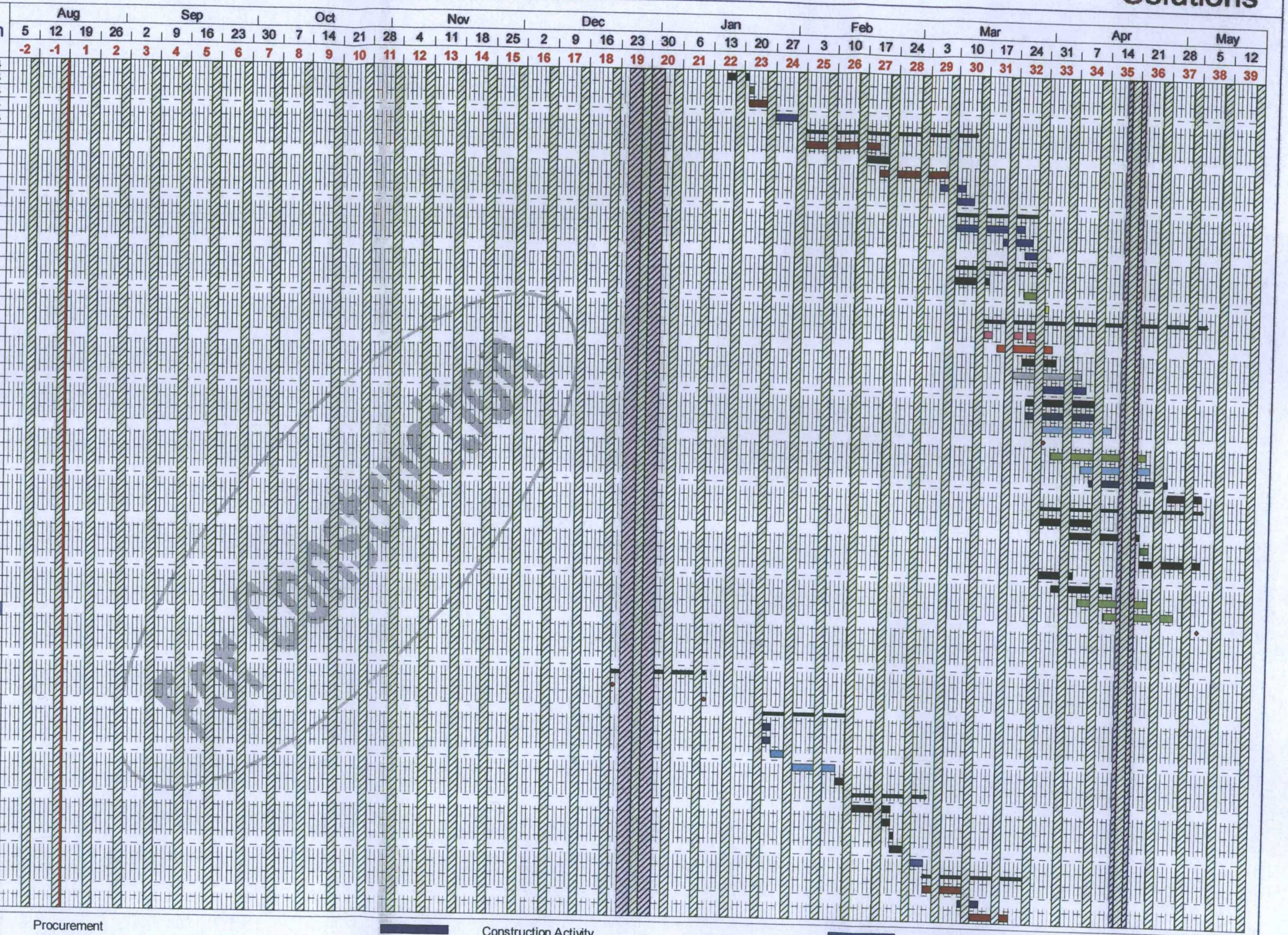
ID	Name	Start	Duration	Finish
243	Excavate and construct foundations	16/01/14	3d	20/01/14
244	Lay oversite type 1 hardcore	21/01/14	1d	21/01/14
245	Substructure masonry	21/01/14	4d	24/01/14
246	Lay beam and block flooring	27/01/14	5d	31/01/14
247	***Superstructures***	**03/02/14**	**29d**	**13/03/14**
248	Masonry to 1st floor	03/02/14	13d	19/02/14
249	Install floor joists and temp board over	17/02/14	5d	21/02/14
250	Masonry to wall plate	20/02/14	12d	07/03/14
251	Install roof trusses and structure	06/03/14	4d	11/03/14
252	Build gables	10/03/14	4d	13/03/14
253	***Roof coverings***	**10/03/14**	**15d**	**28/03/14**
254	Felt, batten and tile to roofs	10/03/14	12d	25/03/14
255	Fascias and soffits	21/03/14	5d	27/03/14
256	Fit rainwater goods	26/03/14	3d	28/03/14
257	***External envelope***	**10/03/14**	**16d**	**31/03/14**
258	Fit windows and doors	10/03/14	6d	17/03/14
259	Decoration to woodwork	26/03/14	3d	28/03/14
260	Strip external scaffolds	31/03/14	1d	31/03/14
261	***Internal fit out***	**17/03/14**	**35d**	**06/05/14**
262	Insulation and screed to Ground Floor	17/03/14	6d	28/03/14
263	Plumbing and electrical 1st fix	20/03/14	9d	01/04/14
264	Joinery 1st fix	26/03/14	6d	02/04/14
265	Internal boarding plaster skim	24/03/14	12d	08/04/14
266	Roof insulation	31/03/14	8d	09/04/14
267	2nd fix joinery	27/03/14	12d	11/04/14
268	Install sanitaryware and kitchens	27/03/14	12d	11/04/14
269	Ceramic tiling	31/03/14	12d	15/04/14
270	*Power, gas and water availability to properties*	31/03/14	0d	31/03/14
271	Decoration	02/04/14	14d	23/04/14
272	Ceramic tiling to floors	09/04/14	10d	24/04/14
273	Inspect and snag	11/04/14	10d	28/04/14
274	Final clean	29/04/14	6d	06/05/14
275	***External works***	**31/03/14**	**25d**	**06/05/14**
276	Kerbs and edgings	31/03/14	10d	11/04/14
277	Prepare type 1	07/04/14	10d	22/04/14
278	Base and wearing courses to parking bays	23/04/14	2d	24/04/14
279	Block paving to access roads	23/04/14	10d	06/05/14
280	Complete drainage connections	31/03/14	6d	07/04/14
281	Lay paths and pavings to gardens	03/04/14	10d	16/04/14
282	Fencing	09/04/14	10d	24/04/14
283	Topsoil, seeding & landscaping	15/04/14	10d	30/04/14
284	Houses 4, 5 and 6 complete	06/05/14	0d	06/05/14
285				
286	***New build to houses 1,2 and 3***			
287	***Demolitions***			
288	***Notices***	**23/12/13**	**9d**	**13/01/14**
289	Submission of demolition notices	23/12/13	0d	23/12/13
290	Submission of Asbestos notices	13/01/14	0d	13/01/14
291	***Demolition***	**27/01/14**	**15d**	**14/02/14**
292	Erection of frontage hoarding & reposition in site	27/01/14	2d	28/01/14
293	Removal of internal fixtures and fittings	27/01/14	2d	28/01/14
294	Asbestos removal	29/01/14	3d	31/01/14
295	Demolition of existing buildings and structures	03/02/14	8d	12/02/14
296	Excavation to reduced levels	13/02/14	2d	14/02/14
297	***Substructures***	**17/02/14**	**13d**	**05/03/14**
298	Underslab drainage and initial drainage inc manholes	17/02/14	7d	25/02/14
299	Excavate and construct foundations	24/02/14	2d	25/02/14
300	Lay oversite type 1 hardcore	26/02/14	1d	26/02/14
301	Substructure masonry	26/02/14	3d	28/02/14
302	Lay beam and block flooring	03/03/14	3d	05/03/14
303	***Superstructures***	**06/03/14**	**17d**	**28/03/14**
304	Masonry to 1st floor	06/03/14	7d	14/03/14
305	Install floor joists and temp board over	14/03/14	3d	18/03/14
306	Masonry to wall plate	17/03/14	7d	25/03/14



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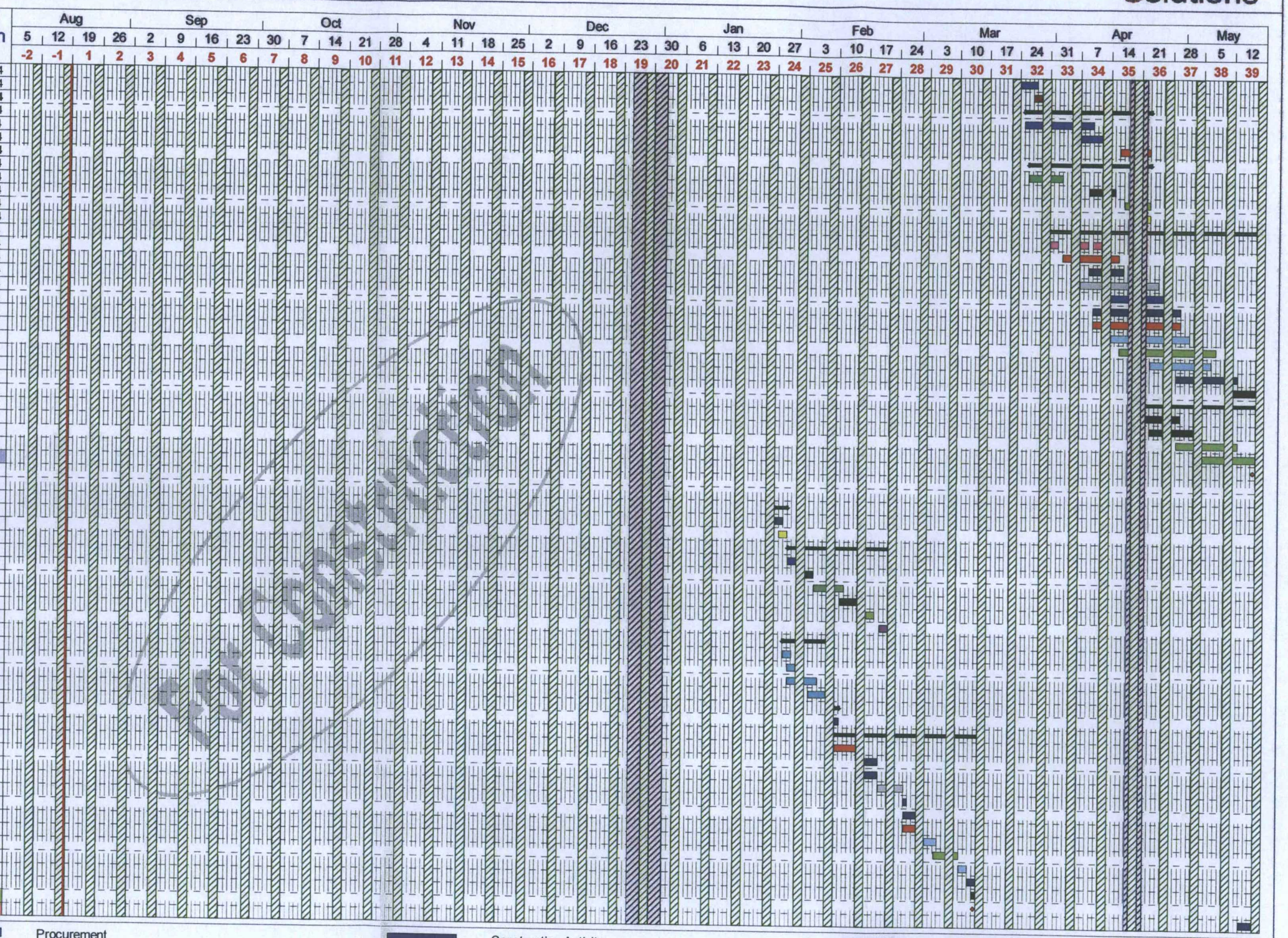
307	Install roof trusses and structure	24/03/14	4d	27/03/14
308	Build gables	27/03/14	2d	28/03/14
309	***Roof coverings***	**25/03/14**	**19d**	**22/04/14**
310	Felt, batten and tile to roofs	25/03/14	12d	09/04/14
311	Fascias and soffits	07/04/14	5d	11/04/14
312	Fit rainwater goods	16/04/14	3d	22/04/14
313	***External envelope***	**26/03/14**	**18d**	**22/04/14**
314	Fit windows and doors	26/03/14	6d	02/04/14
315	External render to elevations	09/04/14	4d	14/04/14
316	Decoration to render and woodwork	17/04/14	2d	22/04/14
317	Strip external scaffolds	22/04/14	1d	22/04/14
318	***Internal fit out***	**31/03/14**	**33d**	**16/05/14**
319	Insulation and screed to Ground Floor	31/03/14	6d	11/04/14
320	Plumbing and electrical 1st fix	03/04/14	9d	15/04/14
321	Joinery 1st fix	09/04/14	6d	16/04/14
322	Internal boarding plaster skim	07/04/14	12d	24/04/14
323	Roof insulation	14/04/14	8d	25/04/14
324	2nd fix joinery	10/04/14	12d	29/04/14
325	Install sanitaryware and kitchens	10/04/14	12d	29/04/14
326	Ceramic tiling	14/04/14	12d	01/05/14
327	Decoration	16/04/14	14d	07/05/14
328	Ceramic tiling to floors	23/04/14	10d	06/05/14
329	Inspect and snag	29/04/14	10d	12/05/14
330	Final clean	12/05/14	5d	16/05/14
331	***External works***	**22/04/14**	**19d**	**16/05/14**
332	Complete drainage connections	22/04/14	6d	29/04/14
333	Lay paths and pavings	23/04/14	8d	02/05/14
334	Fencing	29/04/14	10d	12/05/14
335	Topsoil, seeding & landscaping	05/05/14	10d	16/05/14
336	Houses 1 2 and 3 complete	16/05/14	0d	16/05/14
337				
338	***Refurbishment of no. 88 Main Street***			
339	***Street works***	**27/01/14**	**3d**	**29/01/14**
340	Erection of street front hoardings	27/01/14	2d	28/01/14
341	Erection of access scaffolds to elevations	28/01/14	2d	29/01/14
342	***External envelope works***	**30/01/14**	**17d**	**21/02/14**
343	Strip back verges to allow adjacent demolition	30/01/14	2d	31/01/14
344	Removal of existing render	03/02/14	2d	04/02/14
345	Replacement and window refurbishment	05/02/14	5d	11/02/14
346	New external rendering (through colour)	11/02/14	4d	14/02/14
347	External decoration	17/02/14	2d	18/02/14
348	Strip access scaffolding	20/02/14	2d	21/02/14
349	***Strip out/demolitions***	**29/01/14**	**8d**	**07/02/14**
350	Removal of asbestos based floor tiling	29/01/14	2d	30/01/14
351	Careful strip of retained joinery items	30/01/14	2d	31/01/14
352	Strip out all internals	30/01/14	5d	05/02/14
353	Demolition of existing walls and partitions	04/02/14	4d	07/02/14
354	***Sub structure work***	**10/02/14**	**1d**	**10/02/14**
355	Chemical injection DPC	10/02/14	1d	10/02/14
356	***Internal fit out***	**10/02/14**	**25d**	**14/03/14**
357	Plumbing and electrical 1st fix	10/02/14	5d	14/02/14
358	Install new insulated timber ground floor	17/02/14	3d	19/02/14
359	Joinery 1st fix	17/02/14	3d	19/02/14
360	Internal boarding plaster skim	20/02/14	4d	25/02/14
361	Roof insulation	26/02/14	1d	26/02/14
362	2nd fix joinery	26/02/14	3d	28/02/14
363	Install sanitaryware and kitchens	26/02/14	3d	28/02/14
364	Ceramic tiling	03/03/14	3d	05/03/14
365	Decoration	05/03/14	4d	10/03/14
366	Ceramic tiling to floors	11/03/14	2d	12/03/14
367	Inspect and snag	13/03/14	2d	14/03/14
368	Final clean	14/03/14	1d	14/03/14
369	Refurbishment of No. 88 complete	14/03/14	0d	14/03/14
370	Removal of street front hoardings	14/05/14	3d	16/05/14



- Line Marking
- External Render
- Joinery Works
- Linings/Partitions/Ceilngs
- Demolition
- Specialist Installation
- Masonry
- Procurement
- Decoration
- Screeds & Flooring
- Client
- Surfacing Works
- services
- Structural Steel
- Construction Activity
- Specialist Doors
- Curtain walls/Windows/Screens
- Scaffolding
- Key Milestone
- Ceramic
- Roof Works
- damp proof coursing
- Precast Concrete
- Landscaping/Fencing
- Cleaning
- Groundworks

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Drawn By: MOP for SD	Drawing No:	***Revision No: Construction Issue***	Project Ref : Markfield MCS Construction Issue - Construct