Cheltenham Borough Council	Proposed Improvements to Cheltenham		Pre-Contract Programme	Options C, D & E		Revision B:	25th Aug. 2016	Robert Potter & Partners LLP

Activity - RIBA Plan of Work Stages	Action	Status	01-Jul-15	01-Aug-15	01-Sep-15	01-Oct-15	01-Nov-15	01-Dec-15	01-Jan-16	01-Feb-16	01-Mar-16	01-Apr-16	01-May-16	01-Jun-16	01-Jul-16	01-Aug-16	01-Sep-16	01-Oct-16	01-Nov-16	01-Dec-16	01-Jan-17	01-Feb-17	01-Mar-17	01-Apr-17	01-May-17	01-Jun-17	01-Jul-17	01-Aug-17	01-Sep-17	01-Oct-17	01-Nov-17
FEASIBILITY - Stages 0-1-2		Feasibility Study Advances																													
Confirmation of Preferred Options																															
Public Consultation		Advanced																													
September Cabinet Report																															
Full Council Meeting for Financial Approval																															
Judicial Review Period (3 months)																															
Appoint Internal Project Team																															
Develop Scope of Services for Design Team																															
Communication and Stakeholder Engagement		Throughout the project																													
PLANNING - Stage 3																															
Determine Design Team Procurement Route		Framework suggested																													
Design Team Procurement (assumes from Framework)																															
Appoint Design Team																															
- Architect																															
- Quantity Surveyor																															
- Civil / Structural Engineer																															
- M & E Consultant																															
- Cremator Specification Specialist																															
Client Instruction to Proceed																															
Flood Risk and Drainage Impact Study																															
Quotations for Site Investigation Work (S.I.)		Quotations Invited																													
Appoint S.I Contractor																															
Site Investigation: Ground Conditions																															
Site Investigation: Contamination																															
Site Investigation: Gas Monitoring (if required)																															
Planning Application Drawings																															
Sustainable Urban Drainage Schematic																															
ADMS Dispersion Modelling																															
Planning Pre-Application Liaison																															
Lodge Planning Application											Target for lodgement																				
Planning Application Determination Period											1st March 2016					Target date															
QS Probable Cost Updates																1st August 2016															
Discharge of Planning Conditions																															
BUILDING WARRANT - Stage 4a																															
Client Instruction to Proceed																															
Site Investigation: Final Report																															
Building Warrant Pre-Check																															
Building Warrant Drawings																															
Outline Specification																															
Lodge Building Regulations Application																															
Building Regulations Approval Period														Target for lodgement				Target date													
QS Pre-Tender Cost Check														1st June 2016				1st October 2016													
Cremator Equipment Procurement Document																															
Cremator Supplier Procurement PQQ																															
Selection of Cremator Suppliers for ITT																															
Tender Period - Cremator Equipment & Maintenance																															
Appraisal of Cremator Equipment Tenders																															
Selection of Cremator Equipment Preferred Bidder																															
TECHNICAL DESIGN - Stage 4b																															
Client Instruction to Proceed																															
Detail Drawings																															
NBS Specification																															
Bills of Quantities / Tender Documentation																															
Building Contractor Procurement PQQ																															
Selection of Contractors for ITT																															
Tender Period - Building Works																															
QS Appraisal and Report on Tenders																															
Client Review and Approval Period																															
CONSTRUCTION - Stage 5																															
Client Instruction to Accept Tender																															
Building Contractor Lead-in Period																															
Pre-Start Site/Inc Meeting																			Target date												Target date
Construction Period (12 months assumed)																			1st November 2016												1st Nov 2017
Cremator Supplier Detail Design & Fabrication																															
Cremator Supplier Supply and Installation																															
Monthly Site Progress Meetings																															
4-Weekly Interim Payments to Contractor																															
Soft Landings Consultation Process																															
Emissions Testing and Certification																															
Completion and Handover																															
POST-COMPLETION - Stages 6-7																															
12 Month Rectification Period																															to Nov 2018
Interim Payments to Contractor																															
QS Negotiation of Final Account																															
Post-Occupancy Evaluation																															
Certificate of Making Good Defects																															
Final Certificate																															