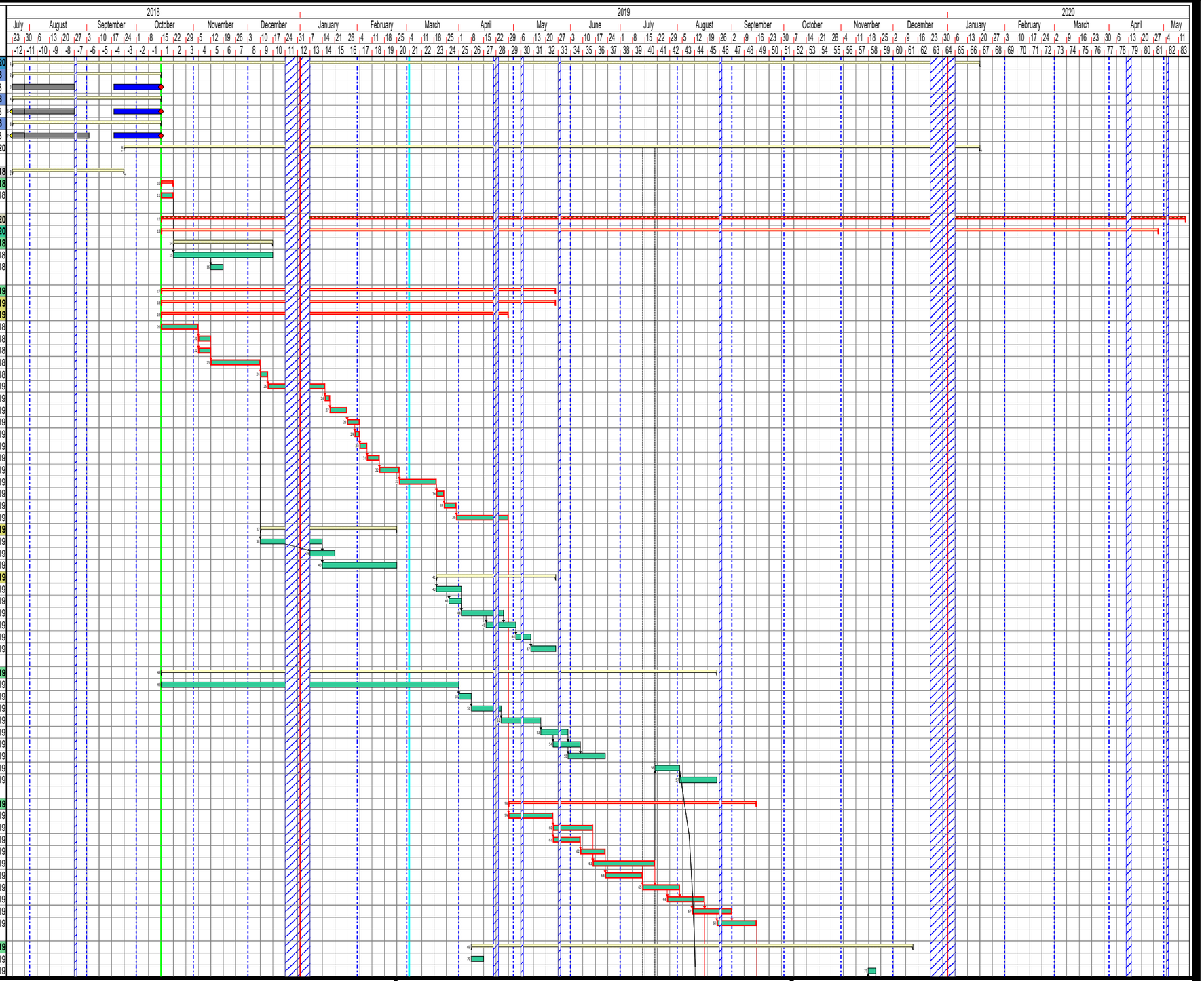
KOKO + Hope & Anchor + Bayham Place Inc Revised Basement

Contract Programme

Od PROJECTS

Line	Name	Duration	Start	Finish
1	**Procurement**	**72w 4d**	**23/07/2018**	**20/01/2020**
2	**Scaffold**	**11w 4d**	**23/07/18**	**15/10/18**
3	Scaffold	8w 4d	23/07/18	15/10/18
4	**Demolition**	**11w 4d**	**23/07/18**	**15/10/18**
5	Demolition	8w 4d	23/07/18	15/10/18
6	**Piling & Groundworks**	**11w 4d**	**23/07/18**	**15/10/18**
7	Piling & Groundworks	9w 4d	23/07/18	15/10/18
8	**Remaining Procurement**	**64w**	**24/09/2018**	**20/01/2020**
9	**Pre-Contract**	**8w 4d**	**20/07/2018**	**21/09/2018**
10	**Site set up**	**1w**	**15/10/2018**	**19/10/2018**
11	Initial Site Set-up	1w	15/10/2018 *	19/10/2018
12	**Construction Period**	**77w**	**15/10/2018**	**13/05/2020**
13	**Hope & Anchor**	**75w**	**15/10/2018**	**28/04/2020**
14	**Scaffold**	**8w**	**22/10/2018**	**14/12/2018**
15	Erect Gantry, elevations & temporary roof	8w	22/10/2018	14/12/2018
16	Final Site Set-up	1w	12/11/2018	16/11/2018
17	**Groundworks**	**29w 1d**	**15/10/2018**	**23/05/2019**
18	**KoKo New Structure**	**29w 1d**	**15/10/2018**	**23/05/2019**
19	**Lift Core Area - GL 9-11 / D-H**	**25w 3d**	**15/10/2018**	**26/04/2019**
20	Demo exisitng structure to Ground level	3w	15/10/2018	02/11/2018
21	Install pile matt at ground level	1w	05/11/2018	09/11/2018
22	Install waling beams in existing basement	1w	05/11/2018	09/11/2018
23	Carry out piling secant or contig piled wall.	4w	12/11/2018	07/12/2018
24	Excavate for capping beam and RC tie beam	3d	10/12/2018	12/12/2018
25	Cast capping and tie beam inc cure	2w 3d	13/12/2018	14/01/2019
26	Excavate slightly to install flying shores to new capping beam.	2d	15/01/2019	16/01/2019
27	Excavate grnd between new & exist' basement wall to exist' basement lvl.	1w 2d	17/01/2019	25/01/2019
28	Remove existing ground floor slab.	1w	28/01/2019	01/02/2019
29	Remove waling beams to existing basement.	2d	31/01/2019	01/02/2019
30	Demolish existing basement walls.	3d	04/02/2019	06/02/2019
31	Demolish existing basement slab and footings.	1w	07/02/2019	13/02/2019
32	Continue excavation to existing basement level.	1w 3d	14/02/2019	25/02/2019
33	Underpin adjacent basement wall below existing foundation level.	3w	26/02/2019	18/03/2019
34	Install pile mat in excavation.	3d	19/03/2019	21/03/2019
35	Excavate to formation level. Allow for excavation support for lift pit.	1w	22/03/2019	28/03/2019
36	Install sub-basement core cap	3w 4d	29/03/2019	26/04/2019
37	**North East Corner GL 9-13 / H-I & GL 11-13 / H-D**	**9w**	**10/12/2018**	**22/02/2019**
38	Piling	3w	10/12/2018	11/01/2019
39	Pile caps	2w	07/01/2019	18/01/2019
40	Form crane base inc curing	6w	14/01/2019	22/02/2019
41	**South East Corner GL 9-13 / A-E**	**9w**	**19/03/2019**	**23/05/2019**
42	Underpinning	2w	19/03/2019	01/04/2019
43	Temporary works	1w	26/03/2019	01/04/2019
44	Piling	3w	02/04/2019	24/04/2019
45	Pile caps	2w	16/04/2019	01/05/2019
46	Drainage	1w	02/05/2019	09/05/2019
47	Basement slab	2w	10/05/2019	23/05/2019
48	**Structure & Plant North Elevation (Bayham Place)**	**42w**	**15/10/2018**	**22/08/2019**
49	Validation / Mapping of exiting services	22w	15/10/2018 *	29/03/2019
50	Isolate mains incoming services	1w	01/04/2019 *	05/04/2019
51	Decommission & remove plant	2w	08/04/2019	23/04/2019
52	Demolition Inc tempworks	3w	24/04/2019	15/05/2019
53	Piling GL9-5 H - I (Approx 10)	2w	16/05/2019	30/05/2019
54	Pile caps inc curing	2w	23/05/2019	06/06/2019
55	Slab inc curing	3w	31/05/2019	20/06/2019
56	Steelwork GL 3-9 G-I Ground to 4th floor	2w	19/07/2019	01/08/2019
57	Hollowrib & concrete GL 3-9 G-I Ground to 4th floor	3w	02/08/2019	22/08/2019
58	**Superstructure**	**19w 2d**	**29/04/2019**	**13/09/2019**
59	Form core basement level slab & walls	3w 2d	29/04/2019	22/05/2019
60	Form new raft slab Ground	3w	23/05/2019	13/06/2019
61	Form new core (lift shafts & staircase) Grnd to Roof (Precast)	2w	23/05/2019	06/06/2019
62	Basement hollow rib & steels	2w	07/06/2019	20/06/2019
63	Form steel frame structure Grnd to Roof	5w	14/06/2019	18/07/2019
64	Hollowrib & concrete Grnd to Hope & Anchor	3w	21/06/2019	11/07/2019
65	Hollowrib & concrete 1st Inc slab edge protection	3w	12/07/2019	01/08/2019
66	Hollowrib & concrete 2nd Inc slab edge protection	3w	26/07/2019	15/08/2019
67	Hollowrib & concrete 3rd Inc slab edge protection	3w	09/08/2019	30/08/2019
68	Hollowrib & concrete 4th Inc slab edge protection	3w	23/08/2019	13/09/2019
69	**Crane**	**34w 3d**	**08/04/2019**	**11/12/2019**
70	Install crane	1w	08/04/2019 *	12/04/2019
71	Remove crane	3d	18/11/2019	20/11/2019



Drawn by: ADW	Issue Date: 09/10/2018	Rev Date	Revision No. C

Rev Note: Contract Programme - Revised start date now 15/10/18 inc revised basement

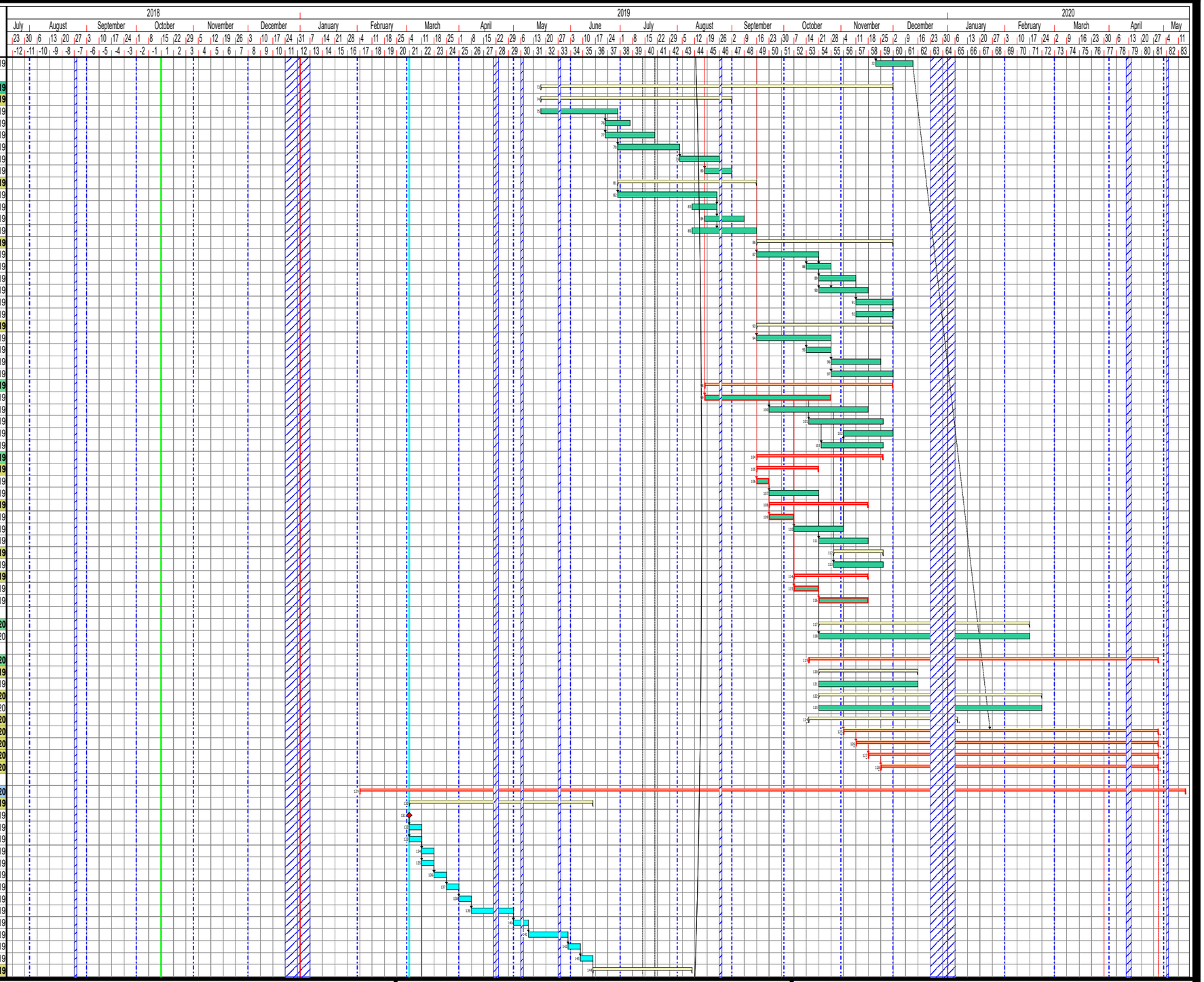
Project Ref. C:\Users\Andrew.Williams\Documents\Asta Powerproject\Projects\Live Jobs\KOKO\Issued programmes\Contract Programme\KOKO + Hope & Anchor + Bayham Place - Contract Programme Rev 'C' 09.10.18.pp

KOKO + Hope & Anchor + Bayham Place Inc Revised Basement

Contract Programme

Od PROJECTS

Line	Name	Duration	Start	Finish
72	Infill slabs from crane removal	3w	21/11/2019	11/12/2019
73	**Facade Works**	**28w**	**16/05/2019**	**29/11/2019**
74	**South West (Front) Elevation (Camden High Street)**	**15w**	**16/05/2019**	**30/08/2019**
75	Render repairs inc cornice	6w	16/05/2019 *	27/06/2019
76	New doors & Windows	2w	21/06/2019	04/07/2019
77	Leadwork	4w	21/06/2019	18/07/2019
78	Decoration inc windows	5w	28/06/2019	01/08/2019
79	Signage & fittings	3w 1d	02/08/2019	23/08/2019
80	Make good marble steps	2w	16/08/2019	30/08/2019
81	**South East Elevation (Crowndale Road)**	**11w**	**28/06/2019**	**13/09/2019**
82	Render repairs inc cornice	8w	28/06/2019	22/08/2019
83	New doors & Windows	2w	09/08/2019	22/08/2019
84	Leadwork	3w	16/08/2019	06/09/2019
85	Decoration	5w	09/08/2019	13/09/2019
86	**North East Elevation (Bayham Street)**	**11w**	**16/09/2019**	**29/11/2019**
87	Render repairs inc cornice	5w	16/09/2019	18/10/2019
88	New doors & Windows (in existing facade)	2w	14/10/2019	25/10/2019
89	Leadwork	3w	21/10/2019	08/11/2019
90	Decoration	4w	21/10/2019	15/11/2019
91	Tiling	3w	11/11/2019	29/11/2019
92	Signage & fittings	3w	11/11/2019	29/11/2019
93	**North West Elevation (Bayham Place)**	**11w**	**16/09/2019**	**29/11/2019**
94	Render repairs inc cornice	6w	16/09/2019	25/10/2019
95	New doors & Windows (in existing facade)	2w	14/10/2019	25/10/2019
96	Leadwork	4w	28/10/2019	22/11/2019
97	Decoration	5w	28/10/2019	29/11/2019
98	**Cladding / Facades**	**15w**	**16/08/2019**	**29/11/2019**
99	Brick & Block work inc arches	10w	16/08/2019	25/10/2019
100	Windowed cladding	8w	23/09/2019	15/11/2019
101	Fenestration	6w	15/10/2019	25/11/2019
102	Acoustic louver	4w	04/11/2019	29/11/2019
103	Extenal doors	5w	22/10/2019	25/11/2019
104	**Roofing**	**10w 1d**	**16/09/2019**	**25/11/2019**
105	**Roof Level**	**5w**	**16/09/2019**	**18/10/2019**
106	Carpentry - joisted roof areas - Roof Lvl (GL D-G 9-10)	1w	16/09/2019	20/09/2019
107	Roof works & covering - Roof Lvl (GL D-G 9-10)	4w	23/09/2019	18/10/2019
108	**4th Floor**	**8w**	**23/09/2019**	**15/11/2019**
109	Carpentry - joisted roof areas - 4th Flr (GL A-D 6-10) Terrace	2w	23/09/2019	04/10/2019
110	Roof works & covering - 4th Flr (GL A-C 6-10) Terrace	4w	07/10/2019	01/11/2019
111	Roof works & covering - 4th Flr (GL C-I 9-13) Inc Blue & Green roofs	4w	21/10/2019	15/11/2019
112	**3rd Floor**	**4w**	**29/10/2019**	**25/11/2019**
113	Roof works & covering - 3rd Flr (GL H-I 4-13) Blue Roof / Terrace	4w	29/10/2019	25/11/2019
114	**1st Floor**	**6w**	**07/10/2019**	**15/11/2019**
115	Carpentry - joisted roof areas - 1st Flr (GL A-G 10-13)	2w	07/10/2019	18/10/2019
116	Roof works & covering - 1st Flr (GL A-G 10-13) Blue Roof	4w	21/10/2019	15/11/2019
117	**Lifts**	**15w**	**21/10/2019**	**14/02/2020**
118	Install 2 no. lifts inc fitout	15w	21/10/2019	14/02/2020
119	**Fitout**	**25w 4d**	**15/10/2019**	**28/04/2020**
120	**Plantroom & Sub Station**	**8w**	**21/10/2019**	**13/12/2019**
121	Plantroom & Sub Station	8w	21/10/2019 *	13/12/2019
122	**Basement**	**16w**	**21/10/2019**	**21/02/2020**
123	Basement	16w	21/10/2019 *	21/02/2020
124	**Sub-Basement**	**10w**	**15/10/2019**	**06/01/2020**
125	**Ground**	**23w**	**04/11/2019**	**28/04/2020**
126	**1st**	**22w**	**11/11/2019**	**28/04/2020**
127	**2nd**	**21w**	**18/11/2019**	**28/04/2020**
128	**3rd**	**20w**	**25/11/2019**	**28/04/2020**
129	**KoKo**	**63w**	**04/02/2019**	**13/05/2020**
130	**Dome & Flat Roofs GL 1 - 3**	**14w**	**04/03/2019**	**13/06/2019**
131	Remedials to exisiting trusses GL3		04/03/2019 *	04/03/2019
132	Remove existing M&E plant	1w	04/03/2019	08/03/2019
133	Temporary works under dome	1w	04/03/2019	08/03/2019
134	Demolition / open up structure for steels	1w	11/03/2019	15/03/2019
135	Builderworks	1w	11/03/2019	15/03/2019
136	Steelwork	1w	18/03/2019	22/03/2019
137	Form opening to Sky Lounge in cladding to Dome	1w	25/03/2019	29/03/2019
138	New staircase carcass (internal)	1w	01/04/2019	05/04/2019
139	Copper work to dome	3w	08/04/2019	30/04/2019
140	Install new cupola	1w	01/05/2019	08/05/2019
141	Leadwork to dome	3w	09/05/2019	30/05/2019
142	Cat ladder to dome roof external	1w	31/05/2019	06/06/2019
143	ME&P - AC units etc..	1w	07/06/2019	13/06/2019
144	**Fit Out Rooms Below Dome**	**8w**	**14/06/2019**	**08/08/2019**



Drawn by: ADW	Issue Date: 09/10/2018	Rev Date	Revision No. C

Rev Note: Contract Programme - Revised start date now 15/10/18 inc revised basement

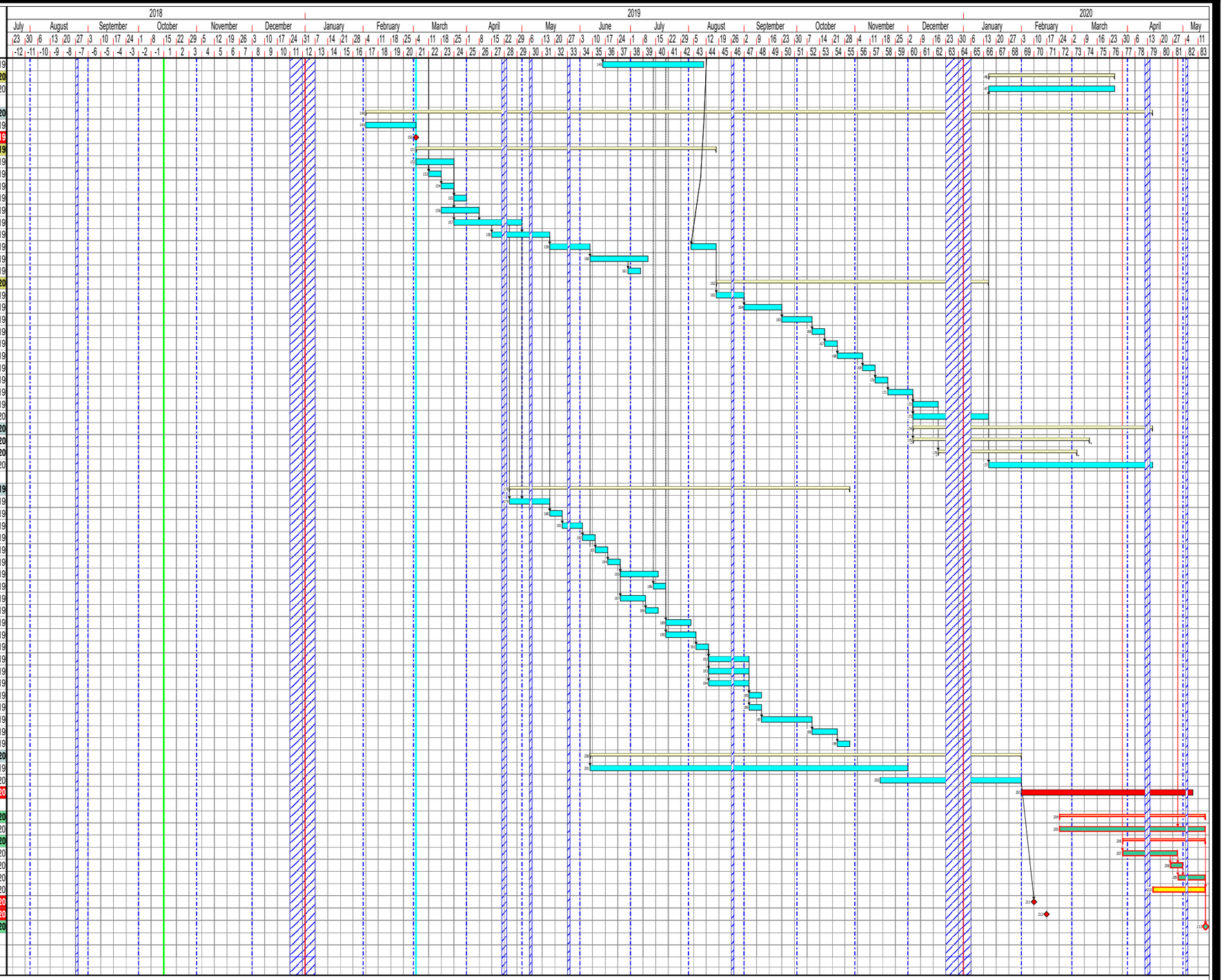
Project Ref. C:\Users\Andrew.Williams\Documents\Asta Powerproject\Projects\Live Jobs\KOKO\Issued programmes\Contract Programme\KOKO + Hope & Anchor + Bayham Place - Contract Programme Rev 'C' 09.10.18.pp

KOKO + Hope & Anchor + Bayham Place Inc Revised Basement

Contract Programme

Od PROJECTS

Line	Name	Duration	Start	Finish
145	Form & fit out of WC and rooms below dome	8w	14/06/2019	08/08/2019
146	**Fit Out Dome**	**10w**	**15/01/2020**	**24/03/2020**
147	Fit Out inside Dome	10w	15/01/2020	24/03/2020
148	**Sky Garden / Auditorium**	**59w**	**04/02/2019**	**14/04/2020**
149	Exploritory Works in Auditorium While KoKo is open	4w	04/02/2019 *	01/03/2019
150	**KoKo Auditorium Closed**		**04/03/2019**	**04/03/2019**
151	**Auditorium**	**23w**	**04/03/2019**	**15/08/2019**
152	Temporary works / scaffold access	3w	04/03/2019 *	22/03/2019
153	Remove existing large M&E plant	1w	11/03/2019	15/03/2019
154	Demo exisiting roof GL A-B 2-3	1w	18/03/2019	22/03/2019
155	Remove chimney	1w	25/03/2019	29/03/2019
156	Builderworks associated with new structure	3w	18/03/2019	05/04/2019
157	Piling GL3-5 B - G (Approx 12) (KOKO)	5w	25/03/2019	30/04/2019
158	Capping beam - Supports for new steel columns	4w	15/04/2019	15/05/2019
159	Form steel frame structure Ground to 4th flr & over roof	5w	16/05/2019	15/08/2019
160	Make good walls and floor inside auditorium	4w 3d	07/06/2019	09/07/2019
161	Strike Scaffold inside auditorium	1w	28/06/2019	04/07/2019
162	**Sky Garden**	**19w 2d**	**16/08/2019**	**14/01/2020**
163	ME&P - Ductwork under slab	2w	16/08/2019	30/08/2019
164	Hollowrib & concrete 4th Inc slab edge protection	3w	02/09/2019	20/09/2019
165	Blockwork	2w 2d	23/09/2019	08/10/2019
166	Carpentry to flat roof to rear of dome front of sky lounge	1w	09/10/2019	15/10/2019
167	Roofing under AHU exhaust	1w	16/10/2019	22/10/2019
168	ME&P - AHU exhaust	2w	23/10/2019	05/11/2019
169	Ductwork housing inc weathering	1w	06/11/2019	12/11/2019
170	Metal staircase to dome / sky lounge	1w	13/11/2019	19/11/2019
171	Carpentry - joisted roof areas - Roof Lvl (GL D-G 3-10)	2w	20/11/2019	03/12/2019
172	Roof covering - Roof Lvl (GL D-G 3-10)	2w	04/12/2019	17/12/2019
173	Glazed roof (GL 3-5 C-F) & Skylights inc sair to Dome	4w	04/12/2019	14/01/2020
174	**Fitout**	**16w 3d**	**04/12/2019**	**14/04/2020**
175	**Externals**	**12w**	**04/12/2019**	**10/03/2020**
176	**WC's & Lobby / Corridor**	**9w**	**18/12/2019**	**03/03/2020**
177	4th Roof terrace fit out inc terraces	12w 3d	15/01/2020	14/04/2020
178	**Stage / Fly Tower**	**26w 2d**	**24/04/2019**	**29/10/2019**
179	Form new piers inc footings under stage	3w	24/04/2019	15/05/2019
180	Scaffold access / Birdcage including enclosure	1w	16/05/2019	22/05/2019
181	Remove Insulation & false ceiling	1w 2d	23/05/2019	03/06/2019
182	Extend scaffold	1w	04/06/2019	10/06/2019
183	Remove existing false ceiling	1w	11/06/2019	17/06/2019
184	Extend scaffold to fly tower	1w	18/06/2019	24/06/2019
185	Roof external works	3w	25/06/2019	15/07/2019
186	Sky lights	1w	12/07/2019	18/07/2019
187	Remove existing steel gantries G - 1st flr	2w	25/06/2019	08/07/2019
188	Buildersworks - Openings / padstones etc	1w	09/07/2019	15/07/2019
189	Steelwork to galleries inc staircases & flytower roof void	2w	19/07/2019	01/08/2019
190	Fly tower structure works (slats protection)	2w 2d	19/07/2019	05/08/2019
191	Steel support trusses for Ductwork	1w	06/08/2019	12/08/2019
192	AHU & ductwork	3w	13/08/2019	03/09/2019
193	Upper gallery new structural supports	3w	13/08/2019	03/09/2019
194	Listed balustrade repairs / strengthening etc	3w	13/08/2019	03/09/2019
195	New staircase (over existing steps)	1w	04/09/2019	10/09/2019
196	Strike scaffold	1w	04/09/2019	10/09/2019
197	Stage rigging	4w	11/09/2019	08/10/2019
198	Stage floor finish inc acoustics	2w	09/10/2019	22/10/2019
199	Door to Hope & Anchor (Acoustic)	1w	23/10/2019	29/10/2019
200	**KoKo remedials and associated inc Commissioning & Beneficial Use**	**32w**	**07/06/2019**	**31/01/2020**
201	KoKo general making good, refurbishment & fitout works	25w	07/06/2019	29/11/2019
202	Commissioning For KoKo Auditorium	9w 1d	15/11/2019 *	31/01/2020
203	**Provisional duration for KoKo refresh & renew**	**13w**	**03/02/2020 ***	**06/05/2020**
204	**Commissioning**	**11w**	**24/02/2020**	**13/05/2020**
205	Commissioning	11w	24/02/2020	13/05/2020
206	**Finals**	**6w**	**30/03/2020**	**13/05/2020**
207	Snagging	4w	30/03/2020	28/04/2020
208	Inspections	1w	24/04/2020	30/04/2020
209	De-snag	2w	29/04/2020	13/05/2020
210	FF&E & Staff Training	4w	15/04/2020	13/05/2020
211	**Sectional Completion 1 Use of KoKo Auditorium**		**10/02/2020 ***	**10/02/2020**
212	**Sectional Completion 2 Recording Studio Start fitout - No Power - Not commissioned**		**17/02/2020 ***	**17/02/2020**
213	**Sectional Completion 3 - Handover**		**13/05/2020**	**13/05/2020**



KOKO

Summary | ODP - Prepare Package For Pricing | ODP - Analysis / Place Order | Package Procurement | Start on Site | Design Team - IRS | Activity | Provisional Item | KoKo Works | Client Team

Drawn by: ADW	Issue Date: 09/10/2018	Rev Date	Revision No. C

Rev Note: Contract Programme - Revised start date now 15/10/18 inc revised basement

Project Ref. C:\Users\Andrew.Williams\Documents\Asta Powerproject\Projects\Live Jobs\KOKO\Issued programmes\Contract Programme\KOKO + Hope & Anchor + Bayham Place - Contract Programme Rev 'C' 09.10.18.pp