

75 Kenton Street Construction Management Plan

This Construction Management Plan (CMP) is drafted as a reference for the renovation and upgrade of 75 Kenton Street; it details the actions to be taken, and the people, resources, and timelines of the project. This document also addresses potential impacts of the construction and the plans to manage and minimise these impacts.

1. People

The following persons and teams are expected to be involved in the construction:

	Organisation	Involvement
Building Owner	BKDM LLP	Full
Designer Team	BKDM LLP	Full
Contractor Team	TBD	Construction
Structural Engineer	TBD	Structural Assessment
Electrician	TBD	Electrical Installations
Plumber	TBD	Plumbing Installations

2. Resources

The construction will draw resources and materials primarily from local sources and will engage mainly local builders and craftsmen in the process. A list of building materials and resources will be assembled at the schematic design phase of the project.

3. Impact Management

- a. 75 Kenton Street is located within the Bloomsbury Conservation Area and surrounded by residential buildings and the Army Reserve. The construction work at 75 Kenton Street shall be carried out with care and respect for the neighbourhood. Every care shall be taken to ensure proper management during construction.

- b. The following items are taken into consideration for impact management:
 - i. Public safety
 - ii. Workers' safety
 - iii. Site security
 - iv. Noise and vibration control
 - v. Environmental mitigation
 - vi. Waste and recycling management
 - vii. Traffic management
 - viii. Operating hours
- c. The site will be actively monitored during construction hours, and surveilled by security cameras at all times. Any exterior building work will be properly safeguarded according to construction safety standards.
- d. Building materials will be reused and recycled to the optimal extent. Dust and fume control will be carried out throughout the work.
- e. For certain work involving loading/unloading of heavy materials, the construction team will apply for temporary parking permits on Kenton Street; Kenton Street may need to be blocked off occasionally during certain exterior works, for public safety. Such traffic and parking interruptions will be kept to the necessary minimum.
- f. The site will be operated from Monday to Friday each week (excluding Bank holidays) from 8am to 6pm, and Saturdays from 8am to 1pm. During these work hours, the construction team will refrain from making unnecessary noises or vibrations.
- g. During building exterior work, proper scaffolding will be implemented to ensure a safe and clean work environment.

4. Actions

The construction will be carried out in three consecutive phases. In Phase I, major structural alterations and repairs will be carried out; Phase II concerns restoration work and improvements on the building envelope; Phase III will focus on interior work. These three phases are arranged to ensure a secure and stable structural basis for exterior and interior works, and to optimise overall efficiency of the construction.

Phase I	Structural Alterations & Reinforcements			
	Action	Duration	Location	Personnel
1	Demolish internal stairs	3 weeks	Stairwell	Contractor, Structural Engineer
2	Reinforcement of Existing Footing under New Lifts	2 weeks	Lifts	Contractor, Structural Engineer
3	Infill of Floor Slabs at Stairwell	2 weeks	Stairwell	Contractor, Structural Engineer
4	Lower Ground Floor Structural Repairs	4 weeks	Lower Ground Floor	Contractor, Structural Engineer
5	Open floor slabs for new circulation	3 weeks	As noted in plans	Contractor, Structural Engineer
6	Install new internal stairs	3 weeks	As noted in plans	Contractor, Structural Engineer
7	Install internal lift	2 weeks	As noted in plans	Lift Installation Team
8	Install external platform lift	1 week	Front Light Well	Lift Installation Team
9	Replace low roof and new skylights	3 weeks	Low Roof	Contractor, Structural Engineer
Total Estimated Time:		2 - 3 months		

Phase II	Building Envelope Work			
	Action	Duration	Location	Personnel
10	Repointing Brick Facade	1 week	Entire building	Contractor
11	Replacement of All Windows with Matching Insulated Windows	3 weeks	Facade	Contractor
12	Installation of New Matching Windows at Stairwell Openings	1 week	Facade	Contractor
13	Replacement of front Entrance Door	1 week	Entrance Area	Contractor
14	Installation of New Matching Fence Gate	3 weeks	Front of Building	Contractor
15	Exterior Plumbing Repairs	2 weeks	Lightwell, Low Roof	Contractor
16	Landscaping	2 weeks	Low Roof, Front	Landscaper
Total Estimated Time:		2 - 3 months		

Phase III	Building Interior Work			
	Action	Duration	Location	Personnel
17	Thermal insulation	4 weeks	Entire Building	Contractor
18	Electrical, cable and security	4 weeks	Entire Building	Electrician
19	Plumbing	2 weeks	Entire Building	Plumber
20	Heating and cooling	3 weeks	Entire Building	HVAC Technician
21	Building Equipment Installation	2 weeks	Lower Ground Floor	Electrician, Technician
22	Interior build-out and decoration	10 weeks	Entire Building	Contractor
Total Estimated Time:		4 - 5 months		