Eider House - Works Programme and Costs.

Rev A - issued 20th November 2020

		Month	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24
		Month	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
	Planning																																										
	Submission of S96A Non Material Amendment to vary pre-commencement condition wording																																										
	Submit S80 Demolition Notice																																										
	Submit information for discharge of cond 6 for demo works																																										
	Enabling Works																																										
	Linda's Café	Asbestos Survey																																									
		Service Disconnections																																									
		Disconnect and cap services																																									
		Apply For Pavement Closure																																									
		Erect Hoardings and close footpath.																																									
		Demolish Café and Remove From Site																																									
	Car Rental Unit	Disconnect and cap services																																									
		Remove from site																																									
	Design																																										
	Review of internal specification and design																																										
	Stage 3 design all disciplines																																										
	Instruct and complete surveys																																										
	Stage 4 design all disciplines																																										
	Tender																																										
	Production of tender documents																																										
	GMI Tender period																																										
	Produce Contract Documents																																										
	Contract Executed			**Contract Executed with GMI within 18 months of 16th Jan 2021 to allow opening Spring 2024**																																									
	Construction																																										
	Discharge Pre Commencement Planning Conditions	Note - All other conditions to be discharged in line with condition phasing.																																										
	Enabling works on site																																										
	Construction Lead in																																										
	Construction																																										
	Practical Completion																																										
	Client FFE fit out																																										
	Apartments ready for letting																																										