REDESIGN ARCHITECTURE

PROJECT: **Dunchurch Baptist Church**
REF: 1510
SITE ADDRESS: Coventry Road, Dunchurch, Rugby. CV22 6RF
CLIENT: Dunchurch Baptist Church

Colour Key
- Design team action at stage 3
- Church decisions / instructions in conjunction with design team
- Statutory applications
- Design team action at stage 4
- Contractor

Project Mile Stones ➔ Submit Planning ↘ Submit Building Regs ↘ Tendering Starts ↘ Contractor appointed, mobilisation ↘ Start on site ↘

DESIGN PROGRAMME

Months from April 2015 ↘

		Key Tasks	2014 to 5 Apr 15	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	Nov
PREPARATION	**0 Strategic Definition**	Completed during feasibility stage of project																					
	1 Preparation and Brief	Completed during feasibility stage of project																					
	2 Concept Design	Completed during feasibility stage of project																					
DESIGN	**3 Developed Design**	Prepare Design Programme and briefing clarification																					
		Signing of design team Contracts																					
		Finalisation of design brief (client's response to questions)																					
		Develop design proposals																					
		Initial consultation and feedback with statutory authorities																					
		Church written approval prior to planning submission																					
		Planning application (Decision 8-10 weeks)																					
		Structural design																					
		Cost plan update																					
		Discuss method of procurement																					
		Is a party wall surveyor needed																					
		Establish project review procedures with client and consultants Appraise input for specialist firms including potential sub-contractors and suppliers																					
		Arrange for further surveys / site investigation																					
		Written sign off of developed design stage and instruction to proceed to stage 4																					
	4 Technical Design	Continue discussion of detailed aspects of design, confirm decisions in writing																					
		Obtain client approval of materials and finishes																					
		Discuss procurement limitations, commencement date of build, site restrictions, potential contractors																					
		Will a clerk of works be required																					
		Produce detailed technical drawings and specification																					
		Co-ordinate with other design team members																					
		Agree program for tendering and construction period																					
		Co-operation with CDM co-ordinator																					
		Invitation of specialist tenders																					
		Preparations of specifications, schedules and bills of quantities																					
		Draft preliminaries																					
		Prepare building regulations application (Decision 6 weeks)																					
		Pre-tender estimate prepared by QS																					
		Undertake final review and sign off of technical information																					
		Make application for approval to Baptist Union																					
		Review insurance provision for construction period																					
		Tendering period																					
		Tender reviews and decision to appoint contractor																					
		Mobilisation																					
CONSTRUCTION & USE	**5 Construction**	Construction Programme to be agreed with main contractor																					
		Administration of building Contract																					
		Resolution of Design queries from site as they arise																					
	6 Handover and Close Out	Snagging and making good																					
		Conclusion of building contract																					
		Conclusion of building contract administration																					
	7 In Use	End of defects period inspection and schedule of defects																					
		Final inspection																					