

TENDER RETURN DATE

10/07/26

Programme issued 24/06/26

PLANNED COMPLETION

05/03/27

Completion Date 19/03/27

TIME IN HAND

10 days

Working days to the
Completion Date

KEY DATES

2 of 2

Each planned with 10 working days
in hand

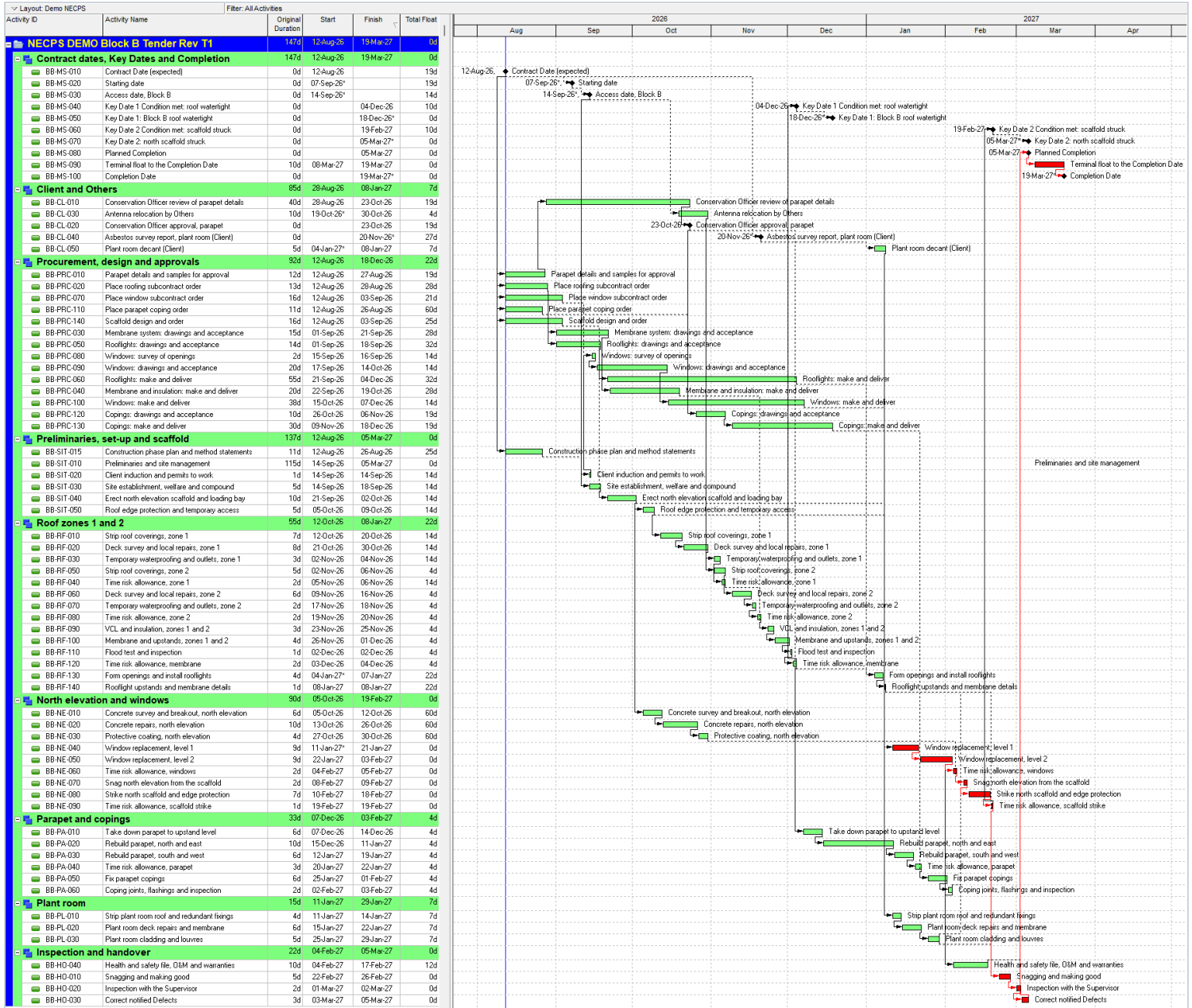
ACTIVITIES

71

In nine WBS groups, every one
linked

SCREENSHOT OF THE TENDER PROGRAMME

The native P6 file, every activity shown



HOW TO READ IT

Same dates as the narrative on page 2

WBS GROUPS

Nine groups in the order the job runs: contract dates and Key Dates first, then Client and Others, procurement, set-up and the works, then handover.

ASTERISKS

A date the tender documents set: the starting and access dates, the dates for the Client and Others, the Key Dates and the Completion Date. Every other date comes from the logic.

RED BARS

The critical path on P6's longest path: the windows from 11/01/27, the Client's earliest date, then the scaffold snag and strike, snagging, inspection and planned Completion on 05/03/27.

TERMINAL FLOAT

The ten working days from planned Completion to the Completion Date of 19/03/27, drawn as a bar so the critical path reads through to the date in the contract.

TIME RISK ALLOWANCE

Twelve working days in six bars, each after the weather-dependent work it covers. Three of the days sit on the critical path, after the windows and the strike.

TOTAL FLOAT

How far an activity can slip before planned Completion moves. The antenna relocation by Others has four days, so it goes on the clarification log. Each Key Date has ten in hand.

THE PROGRAMME IN SHORT

The works run from the access date on 14/09/26 to planned Completion on 05/03/27, ten working days before the Completion Date of 19/03/27. Both Key Dates are planned with ten working days in hand. The critical path runs through the window replacement, which the Client allows from 11/01/27, then the snag and strike of the north scaffold and the handover.

THE SEQUENCE AND WHY

How the work will be done, in the order the programme shows it

Roof first, watertight before the shutdown

Both roof zones are stripped, repaired and covered before the Christmas shutdown, so the occupied block below is protected through the winter. Key Date 1 is planned for 04/12/26 against 18/12/26.

Zone 2 waits for the antenna relocation

Others relocate the antennas from 19/10/26 to 30/10/26, the dates the tender gives. Zone 1 starts first, so the roofers are never waiting. A second gang starts zone 2 and the two overlap from 02/11/26 to 06/11/26.

The parapet follows the membrane

Our parapet details go to the Conservation Officer by 27/08/26 for an eight week review, so the approval on 23/10/26 comes before the coping drawings and the rebuild. The parapet is rebuilt once the membrane upstands are in and is complete on 22/01/27. The copings follow from 25/01/27.

Openings and windows on the Client's dates

No roof openings before 04/01/27 and no window works in the occupied block before 11/01/27, as the tender documents set. The rooflights go in first and the windows follow.

The plant room fits the decant window

The Client decants the plant room from 04/01/27 to 08/01/27, after the asbestos survey report needed by 20/11/26. The roof and envelope works there follow straight after.

WHAT THE DATES DEPEND ON

Each assumption stated, for the tender and the clarification log

ITEM	FROM	DATE	IN THE PROGRAMME AS
Roof access permit	Client	14/09/26	Predecessor to the site set-up
Antenna relocation	Others, through the Client	19/10/26 to 30/10/26	Predecessor to the zone 2 strip, four days of float
Conservation Officer approval, parapet	Others: statutory body	23/10/26	Predecessor to the copings and the parapet rebuild
Asbestos survey report, plant room	Client	20/11/26	Predecessor to the plant room decant
Plant room decant	Client	04/01/27 to 08/01/27	Held by the Client's decant window
No roof openings, no window works	Client, tender documents	From 04/01/27 and 11/01/27	Start constraints on the rooflights and the windows

TIME RISK AND TIME IN HAND

Shown, reasoned and priced once

Time risk allowances are shown as their own activities, each after the weather-dependent work it covers: two working days in each roof zone, two in the membrane, three in the parapet, two in the window replacement and one in the scaffold strike, twelve in all. They are the Contractor's own risk, priced once through the programme and not again as a lump sum. The ten working days between planned Completion and the Completion Date are shown apart from them, as terminal float.

THE PRICE READS FROM THE PROGRAMME

Time-related items for the estimator

PRELIMINARIES

25 weeks

Access date to planned Completion, the shutdown included

SCAFFOLD HIRE, NORTH

22 weeks

Erected from 21/09/26, struck by 19/02/27

ROOFING LABOUR

Two gangs

At the peak, 02/11/26 to 06/11/26

ACTIVITY SCHEDULE

Mapped

Each line to its activities (Option A, clause 31.4)

QUESTIONS FOR THE CLARIFICATION LOG

Raised 24/06/26, before the deadline of 26/06/26

- Q1** The tender gives the antenna relocation by Others as 19/10/26 to 30/10/26. Please confirm the Client will hold Others to those dates. Roof zone 2 cannot start before it ends and the relocation has four working days of float.
- Q2** Please confirm the asbestos survey report for the plant room will be issued by 20/11/26 and that any removal it calls for is done by the Client before the decant ends on 08/01/27.
- Q3** Please confirm whether the Client wants this programme identified in Contract Data part two. If so, we will bring it up to the Contract Date with the information clause 31.2 asks for.

AFTER AWARD

If the Contract Data identifies this programme, it is the Accepted Programme from the Contract Date (clause 11.2(1)). If not, it is brought up to date and submitted as the first programme within the period the Contract Data states (clause 31.1). Either way the logic, the durations and the dates the tender gave are already in it.