GIG CYMRU NHS WALES

Bwrdd Iechyd Prifysgol Hywel Dda University Health Board

Canolbarth a Gorllewin Iachach

Cenedlaethau'r dyfodol yn byw bywydau iach

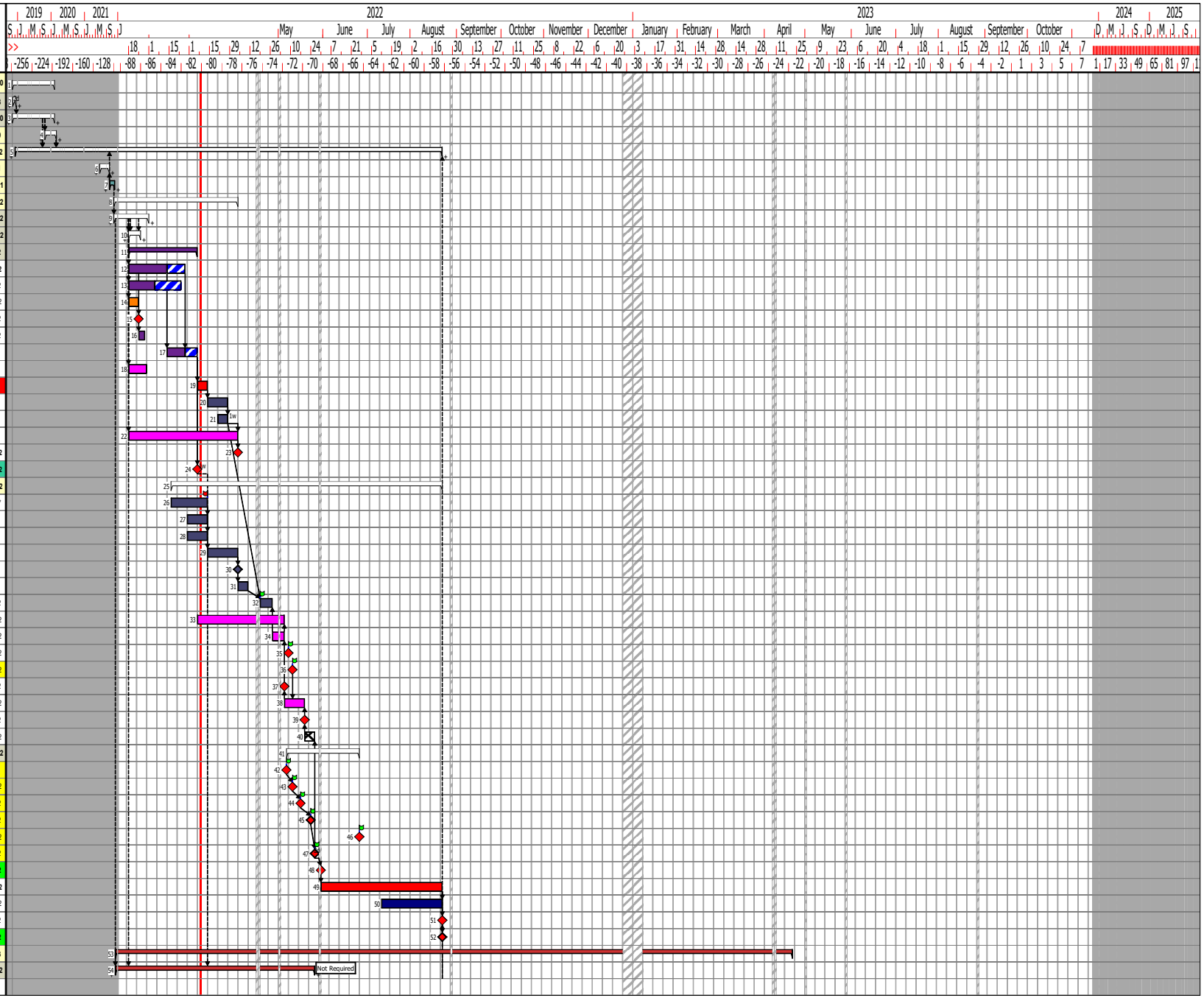
Appendix A11 Project Programme

Cross Hands Health and Wellbeing Centre

WILLMOTT DIXON
SINCE 1852

Cross Hands Community Hub
Pre-Construction & Construction Programme

Line	Name	Duration	Start	Finish
1	**PRE-CONSTRUCTION PHASE**	**61w 3d**	**Mon 05/11/18**	**Mon 10/02/20**
2	**1st stage Tender Process**	**5w**	**Mon 12/11/18**	**Fri 14/12/18**
3	**2nd Stage Tender Process**	**61w 3d**	**Mon 05/11/18**	**Mon 10/02/20**
4	**Developed Design (RIBA Stage 3)**	**16w 2d**	**Thu 24/10/19**	**Fri 28/02/20**
5	**OBC Contract Dates**	**183w**	**Mon 03/12/18**	**Tue 23/08/22**
6	**Re-mobilise Design**	**14w 4d**	**Mon 21/06/21**	**Fri 01/10/21**
7	**Briefing & Sketch proposals**	**8w 3d**	**Mon 04/10/21**	**Wed 01/12/21**
8	**RIBA Stage 3 update**	**16w 4d**	**Tue 23/11/21**	**Mon 04/04/22**
9	**Update Developed Design (RIBA Stage 3)**	**8w**	**Tue 23/11/21**	**Mon 31/01/22**
10	**Health Board / NWSSP-SES Workshops**	**1w 1d**	**Tue 18/01/22**	**Wed 26/01/22**
11	**Stage 3 Cost Plan "2" & Programme**	**6w 4d**	**Tue 18/01/22**	**Fri 04/03/22**
12	**Develope stage 3 cost Plan 2**	**5w 3d**	**Tue 18/01/22**	**Thu 24/02/22**
13	M&E Cost Plan	5w 1d	Tue 18/01/22	Tue 22/02/22
14	Programme Update	1w	Tue 18/01/22	Mon 24/01/22
15	Value management & Risk workshops		Tue 25/01/22	Tue 25/01/22
16	Risk workshop & update Register	3d	Tue 25/01/22	Thu 27/01/22
17	Gleeds review Agree Cost Plan	3w	Mon 14/02/22	Fri 04/03/22
18	**Compile & Issue Stage 3 Design Report**	**1w 4d**	**Tue 18/01/22**	**Fri 28/01/22**
19	**Revise Overall Costs (Value Engineering) - TBD**	**1w**	**Mon 07/03/22**	**Fri 11/03/22**
20	**OBC Cost forms Preperation (PQS)**	**2w**	**Mon 14/03/22**	**Fri 25/03/22**
21	OBC Life Cycle costing forms (PQS)	1w	Mon 21/03/22	Fri 25/03/22
22	WDCL to update OBC estates Annex	10w 4d	Tue 18/01/22	Fri 01/04/22
23	**Key Date all Willmott Dixon OBC information to LHB**		**Mon 04/04/22**	**Mon 04/04/22**
24	**Health board Presentation/Sign off Stage 3 Design & Cost**		**Mon 07/03/22**	**Mon 07/03/22**
25	**OBC Final Process**	**26w**	**Wed 16/02/22**	**Tue 23/08/22**
26	Hywel Dda Revenue Modelleing (area based) Main & Running	3w 3d	Wed 16/02/22	Fri 11/03/22 *
27	IT Revenue Costs	2w	Mon 28/02/22	Fri 11/03/22
28	Equipment Revenue Costs	2w	Mon 28/02/22	Fri 11/03/22
29	Tenancy Agreement/Assumptions (Library, Police, GMS, Family Centre)	3w	Mon 14/03/22	Fri 01/04/22
30	Agree Capital Contribution from Dyfed Powys police		Fri 01/04/22	Fri 01/04/22
31	Revenue Assuptions presented to Exec Team	1w	Mon 04/04/22	Fri 08/04/22
32	Hywel Dda Financial Modelling	1w 1d	Tue 19/04/22 *	Tue 26/04/22
33	Hywel Dda Main OBC document	8w	Mon 07/03/22	Wed 04/05/22
34	Hywel Dda Board Papers production	1w	Wed 27/04/22	Wed 04/05/22
35	Paper to Exec Team		Mon 09/05/22 *	Mon 09/05/22
36	Exec Team Meeting		Wed 11/05/22 *	Wed 11/05/22
37	Papers Dealine (issued to Board Exec's for approval)		Thu 05/05/22	Thu 05/05/22
38	Board Exec Review & Approval & Upload	2w	Thu 05/05/22	Wed 18/05/22
39	Papers Issued (Issued as Agenda on Website)		Thu 19/05/22	Thu 19/05/22
40	Papers In Public	1w	Thu 19/05/22	Wed 25/05/22
41	**Health Board Meeting Dates**	**7w**	**Fri 06/05/22**	**Mon 27/06/22**
42	Finance meetings		Fri 06/05/22 *	Fri 06/05/22
43	Project Team		Wed 11/05/22 *	Wed 11/05/22
44	Project Group		Tue 17/05/22 *	Tue 17/05/22
45	Capital Est & IM&T Sub Committee (CEIM&T SC)		Tue 24/05/22 *	Tue 24/05/22
46	Strategic Development & Ops Services Commiltee (SDOSC)		Mon 27/06/22 *	Mon 27/06/22
47	Main Board Meeting		Thu 26/05/22 *	Thu 26/05/22
48	**Earliest Date for OBC submission to WG**		**Tue 31/05/22**	**Tue 31/05/22**
49	**OBC Welsh Government Period**	**12w**	**Tue 31/05/22**	**Mon 22/08/22**
50	Scrutiny & Prep for next stage	6w	Tue 12/07/22	Mon 22/08/22
51	Earliest date for payment of deposit for land Purchase		Tue 23/08/22	Tue 23/08/22
52	**Scheduled OBC WG approval**		**Tue 23/08/22**	**Tue 23/08/22**
53	**Planning**	**66w**	**Wed 08/12/21**	**Fri 21/04/23**
54	**Planning update**	**21w 3d**	**Wed 08/12/21**	**Thu 26/05/22**



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WILLMOTT DIXON SINCE 1852

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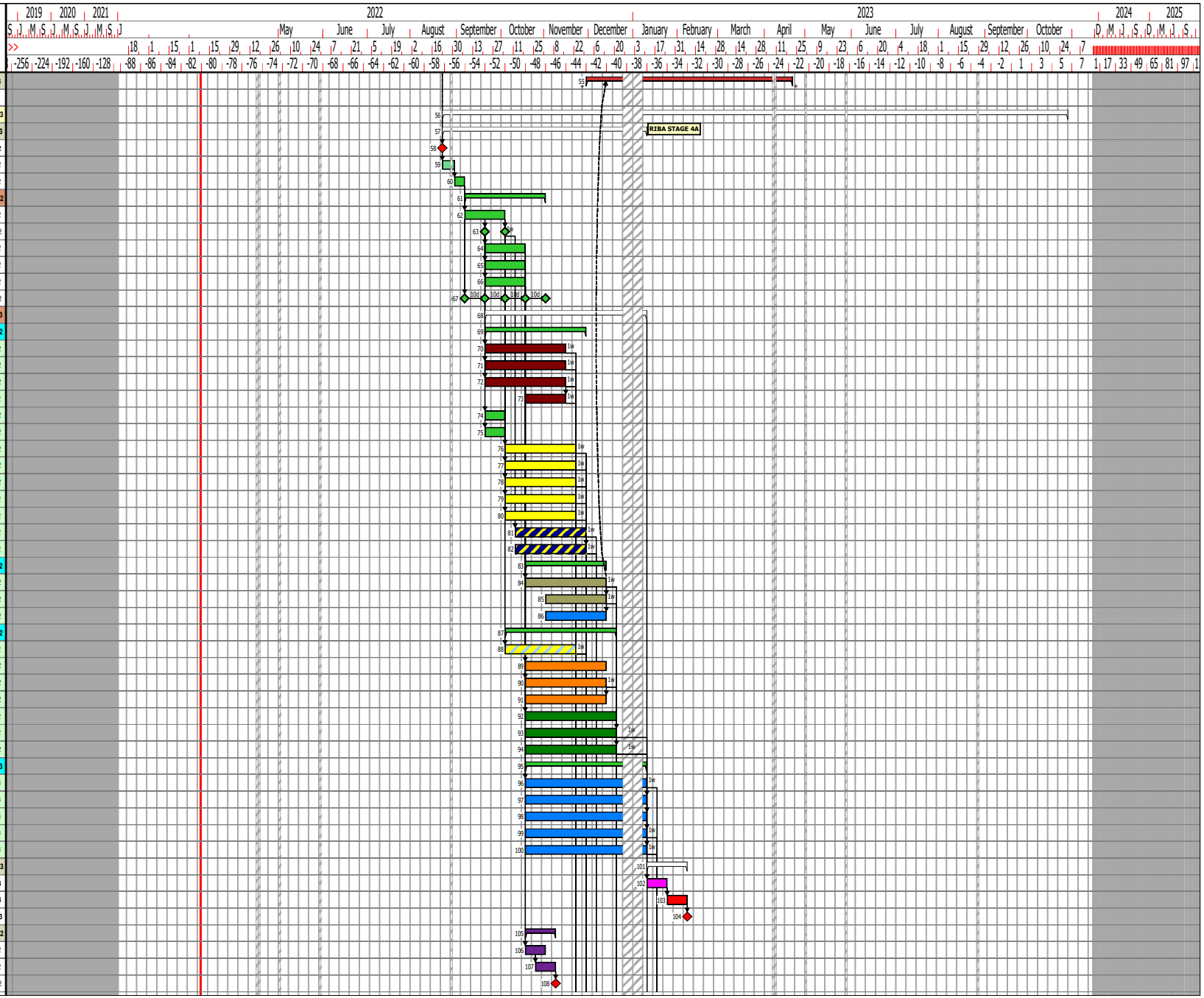
SINCE 1852

Cross Hands Community Hub
Pre-Construction & Construction Programme

Line	Name	Duration	Start	Finish
55	**Planning Application Discharge: Reserved Matters**	**18w**	**Wed 30/11/22**	**Fri 21/04/23**
56	**Final Business Case (FBC)**	**58w 3d**	**Tue 23/08/22**	**Mon 30/10/23**
57	**Technical Design (RIBA Stage 4A) - TENDER**	**18w**	**Tue 23/08/22**	**Tue 10/01/23**
58	**Agreement to Commence Stage 4A (Conf. Notice no 1 FBC)**		**Tue 23/08/22**	**Tue 23/08/22**
59	Agree Brief & confirmation notice	1w	Tue 23/08/22	Tue 30/08/22
60	Incorporate User Group feedback from Stage 3	1w	Wed 31/08/22	Tue 06/09/22
61	**BIM Modelling Re-build (Stage 4A)**	**8w**	**Wed 07/09/22**	**Wed 02/11/22**
62	Architectural Modelling (including C sheets)	4w	Wed 07/09/22	Tue 04/10/22
63	BIM Data Drops		Wed 21/09/22	Wed 05/10/22
64	Civil/Structural Modelling	4w	Wed 21/09/22	Tue 18/10/22
65	MEP Modelling	4w	Wed 21/09/22	Tue 18/10/22
66	Landscape/External Works Modelling	4w	Wed 21/09/22	Tue 18/10/22
67	Coordination & clash detection meetings		Wed 07/09/22	Wed 02/11/22
68	**Design Information Tender Packages**	**14w**	**Wed 21/09/22**	**Tue 10/01/23**
69	**Architectural Design**	**10w**	**Wed 21/09/22**	**Tue 29/11/22**
70	External Facade (Cladding, louvres Bris soleil etc)	8w	Wed 21/09/22	Tue 15/11/22
71	Roofing	8w	Wed 21/09/22	Tue 15/11/22
72	Curtain walling, Windows & Doors	8w	Wed 21/09/22	Tue 15/11/22
73	Miscellanious Steelwork (Cat ladders etc)	4w	Wed 19/10/22	Tue 15/11/22
74	Finalise Fire Strategy	2w	Wed 21/09/22	Tue 04/10/22
75	Finalise Acoustic strategy & measures	2w	Wed 21/09/22	Tue 04/10/22
76	Internal Wall, Ceilings & Bulkheads	7w	Wed 05/10/22	Tue 22/11/22
77	Internal Finishes inc.	7w	Wed 05/10/22	Tue 22/11/22
78	Carpentry & Joinery (Int Doors, screen, desks etc)	7w	Wed 05/10/22	Tue 22/11/22
79	Metal Staircases & Balustrading	7w	Wed 05/10/22	Tue 22/11/22
80	Sanitaryware	7w	Wed 05/10/22	Tue 22/11/22
81	FF&E - Fixed furniture & Equipment	7w	Wed 12/10/22	Tue 29/11/22
82	kitchen catering	7w	Wed 12/10/22	Tue 29/11/22
83	**External works (All Design Disciplines)**	**8w**	**Wed 19/10/22**	**Tue 13/12/22**
84	Landscape Design	8w	Wed 19/10/22	Tue 13/12/22
85	Highways Design inc. temp/permanent modifications	6w	Wed 02/11/22	Tue 13/12/22
86	External & Incoming Services, inc. diversions	6w	Wed 02/11/22	Tue 13/12/22
87	**Civil Structural Design**	**11w**	**Wed 05/10/22**	**Tue 20/12/22**
88	Demolitions & Alternations (exc. asbestos)	7w	Wed 05/10/22	Tue 22/11/22
89	Earthworks (Cut/Fill) & Specification	8w	Wed 19/10/22	Tue 13/12/22
90	Sub-structures & Retaining Walls	8w	Wed 19/10/22	Tue 13/12/22
91	Below Ground drainage	8w	Wed 19/10/22	Tue 13/12/22
92	Superstructure Frame	9w	Wed 19/10/22	Tue 20/12/22
93	Secondary Steelwork (inc. cold rolled, SFS)	9w	Wed 19/10/22	Tue 20/12/22
94	Upper Floors, Lift shafts & concrete staircases	9w	Wed 19/10/22	Tue 20/12/22
95	**Mechanical & Electrical**	**10w**	**Wed 19/10/22**	**Tue 10/01/23**
96	Mechanical Design	10w	Wed 19/10/22	Tue 10/01/23
97	Public Health Above ground drainage	10w	Wed 19/10/22	Tue 10/01/23
98	Sprinkler Design (Requirement TBD)	10w	Wed 19/10/22	Tue 10/01/23
99	Electrical design	10w	Wed 19/10/22	Tue 10/01/23
100	Lift Specification	10w	Wed 19/10/22	Tue 10/01/23
101	**Stage 4A Sign off Process**	**4w**	**Wed 11/01/23**	**Wed 08/02/23**
102	**Compile & Issue Stage 4A Reports**	**2w**	**Wed 11/01/23**	**Tue 24/01/23**
103	**Stage 4A User Group Meeting Presentations**	**2w**	**Wed 25/01/23**	**Tue 07/02/23**
104	**Stage 4A Sign off**		**Wed 08/02/23**	**Wed 08/02/23**
105	**Mid Design cost Plan**	**3w**	**Wed 19/10/22**	**Wed 09/11/22**
106	Mid design Change Control review	2w	Wed 19/10/22	Tue 01/11/22
107	WDCL Pre Tender Estimate (Mid Stage 4A)	2w	Wed 26/10/22	Tue 08/11/22
108	Agreement to proceed with Market Testing		Wed 09/11/22	Wed 09/11/22



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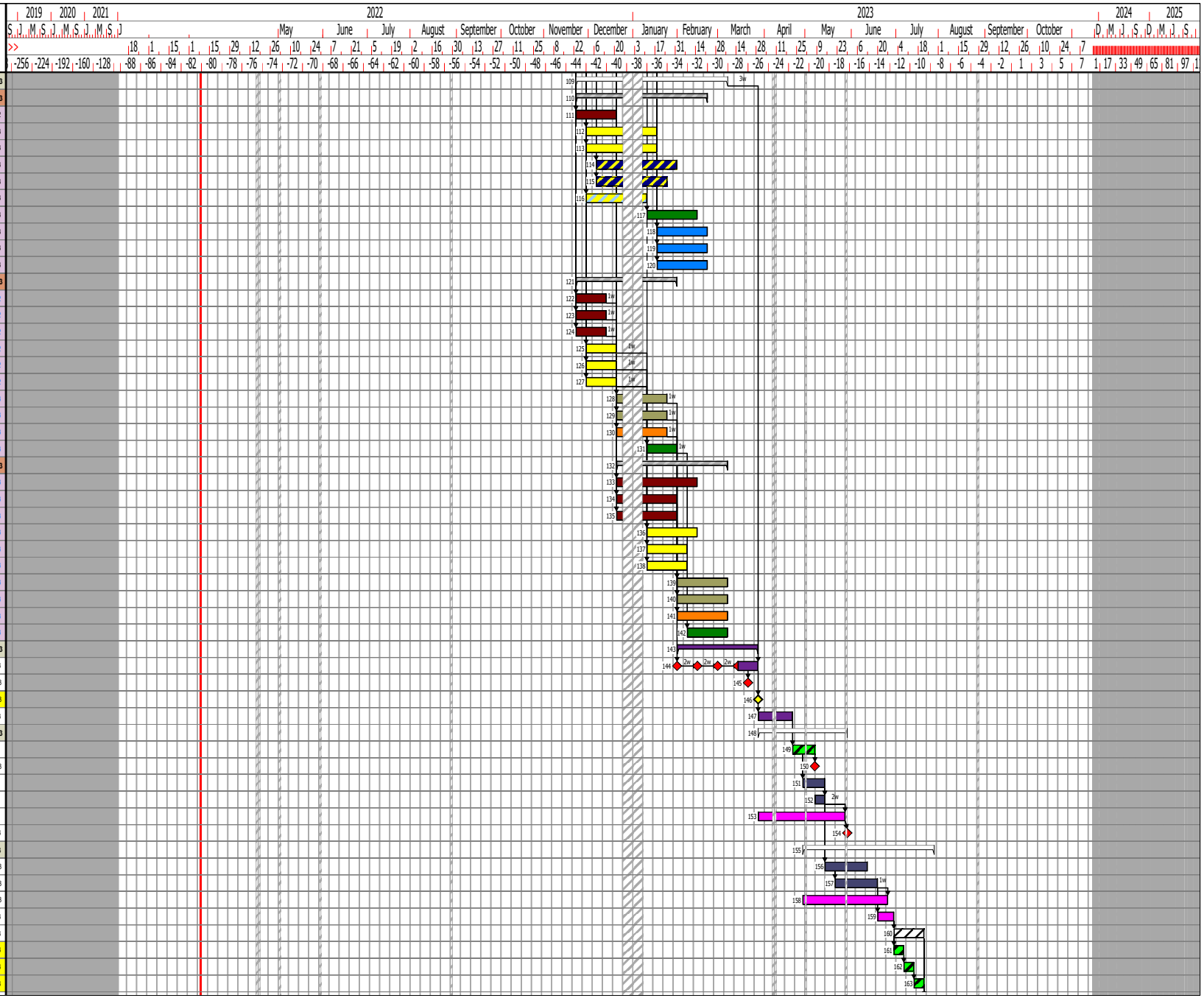
Cross Hands Community Hub
Pre-Construction & Construction Programme

Line	Name	Duration	Start	Finish
109	**WDCL Procurement Process**	**13w**	**Wed 23/11/22**	**Tue 07/03/23**
110	**Market Test Drawings & Spec Packages**	**11w**	**Wed 23/11/22**	**Tue 21/02/23**
111	Miscellanious Steelwork (Cat ladders etc)	4w	Wed 23/11/22	Tue 20/12/22
112	Metal Staircases & Balustrading	5w	Wed 30/11/22	Tue 17/01/23
113	Sanitaryware	5w	Wed 30/11/22	Tue 17/01/23
114	FF&E - Fixed furniture & Equipment	6w	Wed 07/12/22	Tue 31/01/23
115	kitchen catering	5w	Wed 07/12/22	Tue 24/01/23
116	Demolition & Alterations Package	4w	Wed 30/11/22	Tue 10/01/23
117	Superstructure Frame & Secondary Steelwork	5w	Wed 11/01/23	Tue 14/02/23
118	Mechanical Package, Public health & Sprinklers	5w	Wed 18/01/23	Tue 21/02/23
119	Electrical Package	5w	Wed 18/01/23	Tue 21/02/23
120	Lifts	5w	Wed 18/01/23	Tue 21/02/23
121	**Bills of Quantities**	**8w**	**Wed 23/11/22**	**Tue 31/01/23**
122	External Facade (Cladding, louvres Bris soleil etc)	3w	Wed 23/11/22	Tue 13/12/22
123	Roofing	3w	Wed 23/11/22	Tue 13/12/22
124	Curtain walling, Windows & Doors	3w	Wed 23/11/22	Tue 13/12/22
125	Internal Wall, Ceilings & Bulkheads	3w	Wed 30/11/22	Tue 20/12/22
126	Internal Finishes inc.	3w	Wed 30/11/22	Tue 20/12/22
127	Carpentry & Joinery (Int Doors, screen, desks etc)	3w	Wed 30/11/22	Tue 20/12/22
128	Landscape Design	3w	Wed 21/12/22	Tue 24/01/23
129	Highways Design	3w	Wed 21/12/22	Tue 24/01/23
130	Groundworks Package: Earthworks, Subs & Drainage	3w	Wed 21/12/22	Tue 24/01/23
131	Upper Floors, Lift shafts & concrete staircases	3w	Wed 11/01/23	Tue 31/01/23
132	**Market Test Bills of Quantities**	**9w**	**Wed 21/12/22**	**Tue 07/03/23**
133	External Facade (Cladding, louvres Bris soleil etc)	6w	Wed 21/12/22	Tue 14/02/23
134	Roofing	4w	Wed 21/12/22	Tue 31/01/23
135	Curtain walling, Windows & Doors	4w	Wed 21/12/22	Tue 31/01/23
136	Internal Wall, Ceilings & Bulkheads	5w	Wed 11/01/23	Tue 14/02/23
137	Internal Finishes inc.	4w	Wed 11/01/23	Tue 07/02/23
138	Carpentry & Joinery (Int Doors, screen, desks etc)	4w	Wed 11/01/23	Tue 07/02/23
139	Landscape Design	5w	Wed 01/02/23	Tue 07/03/23
140	Highways Design	5w	Wed 01/02/23	Tue 07/03/23
141	Groundworks Package: Earthworks, Subs & Drainage	5w	Wed 01/02/23	Tue 07/03/23
142	Upper Floors, Lift shafts & concrete staircases	4w	Wed 08/02/23	Tue 07/03/23
143	**Main Works: Tender Reporting & Sign off**	**8w**	**Wed 01/02/23**	**Tue 28/03/23**
144	Populate Procurement Plan & Final Tender Report	2w	Wed 01/02/23	Tue 28/03/23
145	WDCL Internal Adjudication		Wed 22/03/23	Wed 22/03/23
146	Issue Final Tender Report - Target cost		Wed 29/03/23	Wed 29/03/23
147	Final Review Target Cost (PQS Gleeds)	3w	Wed 29/03/23	Thu 20/04/23
148	**FBC Estates Annex**	**8w**	**Wed 29/03/23**	**Tue 30/05/23**
149	Health Board Review Target Cost	2w	Fri 21/04/23	Fri 05/05/23
150	Health Board Sign off Target Cost		Mon 08/05/23	Mon 08/05/23
151	FBC Cost forms Preperation (PQS)	2w	Fri 28/04/23	Fri 12/05/23
152	FBC Life Cycle costing forms (PQS)	1w	Mon 08/05/23	Fri 12/05/23
153	WDC OBC estates Annex	8w	Wed 29/03/23	Fri 26/05/23
154	Key Date all Willmott Dixon FBC info to Health Board		Tue 30/05/23	Tue 30/05/23
155	**Health Board FBC Process**	**12w 3d**	**Fri 28/04/23**	**Fri 28/07/23**
156	Revenue Modelleing (area based)	4w	Mon 15/05/23	Mon 12/06/23
157	Financial Modelling	4w	Mon 22/05/23	Mon 19/06/23
158	Health Board Main FBC document	8w	Fri 28/04/23	Mon 26/06/23
159	Health Board Produce Papers & Exec summary	1w 3d	Tue 20/06/23	Thu 29/06/23
160	Board Papers Approval & Upload	3w	Fri 30/06/23	Thu 20/07/23
161	Project Team	1w	Fri 30/06/23	Thu 06/07/23
162	Project Group	1w	Fri 07/07/23	Thu 13/07/23
163	Capital Est & IM&T Sub Committee (CEIM&T SC)	1w	Fri 14/07/23	Thu 20/07/23



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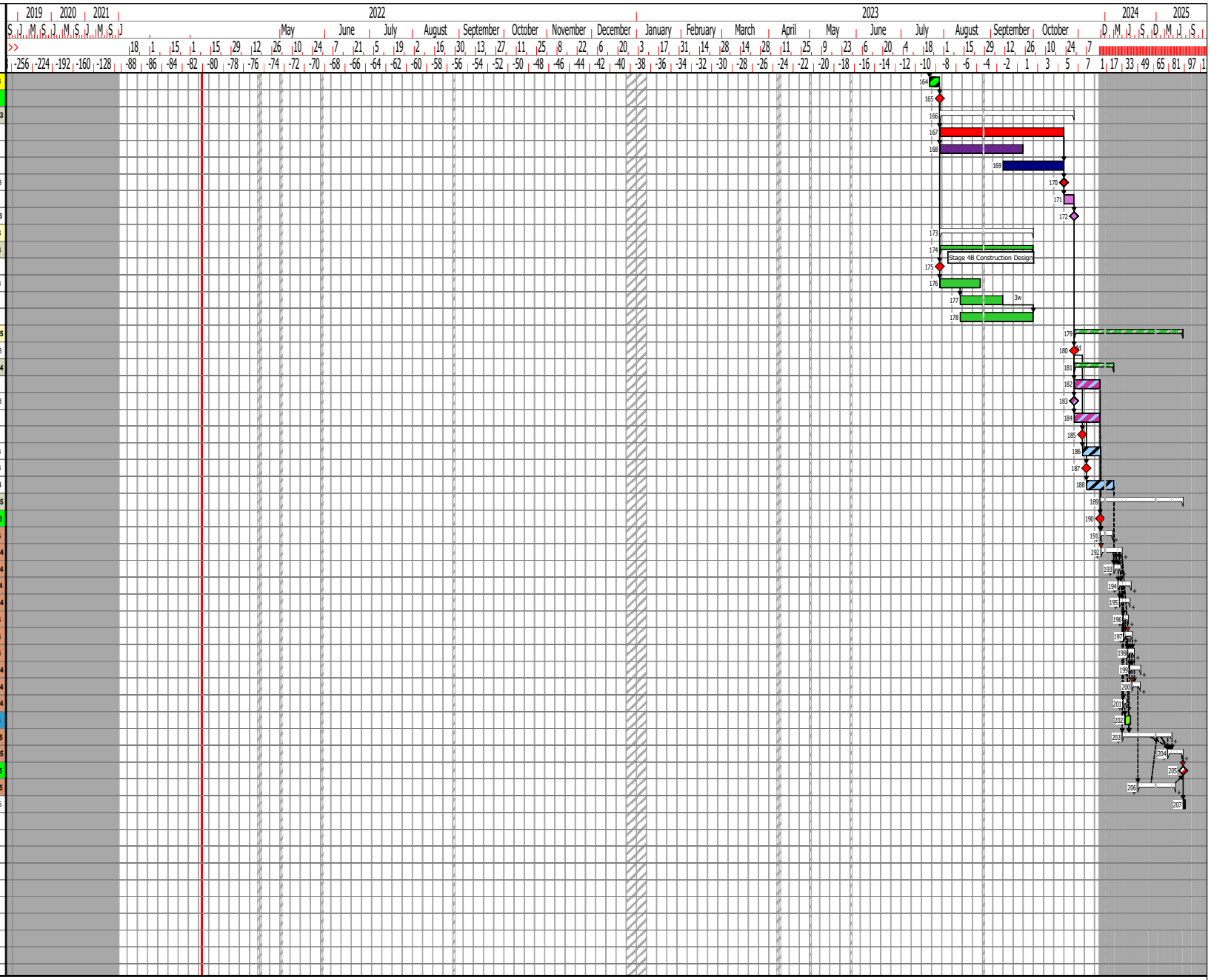
WILLMOTT DIXON
SINCE 1852

Cross Hands Community Hub
Pre-Construction & Construction Programme

Line	Name	Duration	Start	Finish
164	Main Board Meeting	1w	Fri 21/07/23	Thu 27/07/23
165	Earliest Date for FBC submission to WG		Fri 28/07/23	Fri 28/07/23
166	**FBC Submission & Contract**	**13w**	**Fri 28/07/23**	**Mon 30/10/23**
167	**FBC Welsh Government Period**	**12w**	**Fri 28/07/23**	**Fri 20/10/23**
168	Compile Contract documents	8w	Fri 28/07/23	Fri 22/09/23
169	WG/NWSSP-SES Scrutiny & Responses	6w	Mon 11/09/23	Fri 20/10/23
170	Scheduled FBC WG approval		Mon 23/10/23	Mon 23/10/23
171	Health Board internal Approvals	1w	Mon 23/10/23	Fri 27/10/23
172	**Contract signing**		**Mon 30/10/23**	**Mon 30/10/23**
173	**Construction Early works**	**9w**	**Fri 28/07/23**	**Fri 29/09/23**
174	**Stage 4B Early Design (For early works Construction)**	**9w**	**Fri 28/07/23**	**Fri 29/09/23**
175	instruction to commence early construction design		Fri 28/07/23	Fri 28/07/23
176	Earthwork/Subs GA's	4w	Fri 28/07/23	Thu 24/08/23
177	Rebar detailing	4w	Fri 11/08/23	Fri 08/09/23
178	Superstructure (Steel frame)	7w	Fri 11/08/23	Fri 29/09/23
179	**Cross Hands Community Hub**	**83w 2d**	**Mon 30/10/23**	**Mon 14/07/25**
180	Instruction to proceed		Mon 30/10/23	Mon 30/10/23
181	**Supply Chain Procurement (Early orders)**	**16w 1d**	**Mon 30/10/23**	**Mon 04/03/24**
182	WD Lead in	4w	Mon 30/10/23	Fri 24/11/23
183	Place Order for Service Diversion (if Required), Private Mains		Mon 30/10/23	Mon 30/10/23
184	Service Diversion Lead in	4w	Mon 30/10/23	Fri 24/11/23
185	Place Order for Groundworks		Fri 03/11/23	Fri 03/11/23
186	Groundworks Lead in	4w	Fri 03/11/23	Thu 30/11/23
187	Place Order for Steelwork Superstructure		Tue 07/11/23	Tue 07/11/23
188	Steelwork Lead in	15w	Tue 07/11/23	Mon 04/03/24
189	**Construction activities**	**79w 2d**	**Mon 27/11/23**	**Mon 14/07/25**
190	**Start on Site**		**Mon 27/11/23**	**Mon 27/11/23**
191	**SITE PREPARTION WORKS**	**11w**	**Mon 27/11/23**	**Fri 23/02/24**
192	**SUBSTUCTURE WORKS**	**19w 1d**	**Mon 04/12/23**	**Wed 01/05/24**
193	**STRUCTURAL STEELFRAME**	**6w 3d**	**Tue 05/03/24**	**Mon 22/04/24**
194	**ROOF WORKS**	**12w 4d**	**Thu 04/04/24**	**Thu 04/07/24**
195	**SUPERSTRUCTURE WORKS**	**10w 1d**	**Mon 15/04/24**	**Wed 26/06/24**
196	**FIRE PROTECTION**	**5w**	**Fri 10/05/24**	**Fri 14/06/24**
197	**SFS & CP BOARD**	**8w 1d**	**Thu 16/05/24**	**Fri 12/07/24**
198	**WINDOWS & CURTAIN WALLING**	**6w 3d**	**Wed 12/06/24**	**Fri 26/07/24**
199	**CLADDING**	**11w**	**Wed 26/06/24**	**Wed 11/09/24**
200	**BRICKWORK**	**8w 2d**	**Thu 11/07/24**	**Mon 09/09/24**
201	**INTERNAL BLOCKWORK**	**1w 2d**	**Fri 10/05/24**	**Mon 20/05/24**
202	Install Lifts	6w	Tue 21/05/24	Tue 02/07/24
203	**INTERNAL WORKS**	**48w 1d**	**Thu 02/05/24**	**Thu 24/04/25**
204	**COMPLETION**	**15w**	**Wed 26/03/25**	**Mon 14/07/25**
205	**Handover**		**Mon 14/07/25**	**Mon 14/07/25**
206	**ANCILLARY EXTERNAL WORKS**	**36w**	**Thu 22/08/24**	**Tue 20/05/25**
207	Customer UV Clinical clean ?	2w	Tue 15/07/25	Mon 28/07/25



Milestone Appearances
◇ Diamond

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