**ROYAL CORNWALL MUSEUM – Our Past, Our Future 29 December 2023 Version 0.3**

**PROJECT: Landscape**

**SUMMARY**

Proposed route to market – Design and Build:

**Phase 1: Design**

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| CORE REQUIREMENTS | KEY ACTIONS REQUIRED | KEY OBJECTIVES | BUDGET | TIMELINE |
| Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan |
| * Landscape Designer/ architect
* Contract administrator
* Principal Designer (CDM Regs)
 | * Finalise budget
* Create statements of requirements
* Create / issue ITT
* Scope out CDM Pre-Construction/ Installation document
 | * Appointment of lead contractor on design and build basis
* Design phase concluded May 2024.
 | £210,000 Including VATDesign (est. £21 – 40k)Construction (est. £170 – 189k) | ITT |  | E.S | Design |  |  | Design – Contract AdminPlanning |  |  |  |  |  |  |

**Phase 2: Installation**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| CORE REQUIREMENTS | KEY ACTIONS REQUIRED | KEY OBJECTIVES | BUDGET | TIMELINE |
| Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan |
| * Main Contractor
* Principal Contractor (CDM Regs)
 |  | * Construction / Installation concluded Jan 2025
 | See above |  |  |  |  |  |  | Build phase |  |  |  |  |  |  |

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| KEY / LEGENDCDM – Construction Design Management Regulations (2015)ITT – Invitation to TenderE – EvaluationE.S – Evaluation and 10 day Standstill (if above threshold) | JCT – Joint Contracts TribunalPlanningBelow Threshold (Services) less than £213,477 (inc. VAT)Below Threshold (Works) less than £5,336,937 (inc. VAT)Design phaseAbove Threshold (Services) greater than £213,477 (inc. VAT)Build phase | ITT phase |