**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 VAT  Design  (est. £21 – 40k)  Construction (est. £170 – 189k) | ITT |  | E.S | Design |  |  | Design – Contract Admin  Planning |  |  |  |  |  |  |

**Phase 2: Installation**

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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 |
| * Main Contractor * Principal Contractor (CDM Regs) |  | * Construction / Installation concluded Jan 2025 | See above |  |  |  |  |  |  | Build phase |  |  |  |  |  |  |

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| KEY / LEGEND  CDM – Construction Design Management Regulations (2015)  ITT – Invitation to Tender  E – Evaluation  E.S – Evaluation and 10 day Standstill (if above threshold) | JCT – Joint Contracts Tribunal  Planning  Below Threshold (Services) less than £213,477 (inc. VAT)  Below Threshold (Works) less than £5,336,937 (inc. VAT)  Design phase  Above Threshold (Services) greater than £213,477 (inc. VAT)  Build phase | ITT phase |