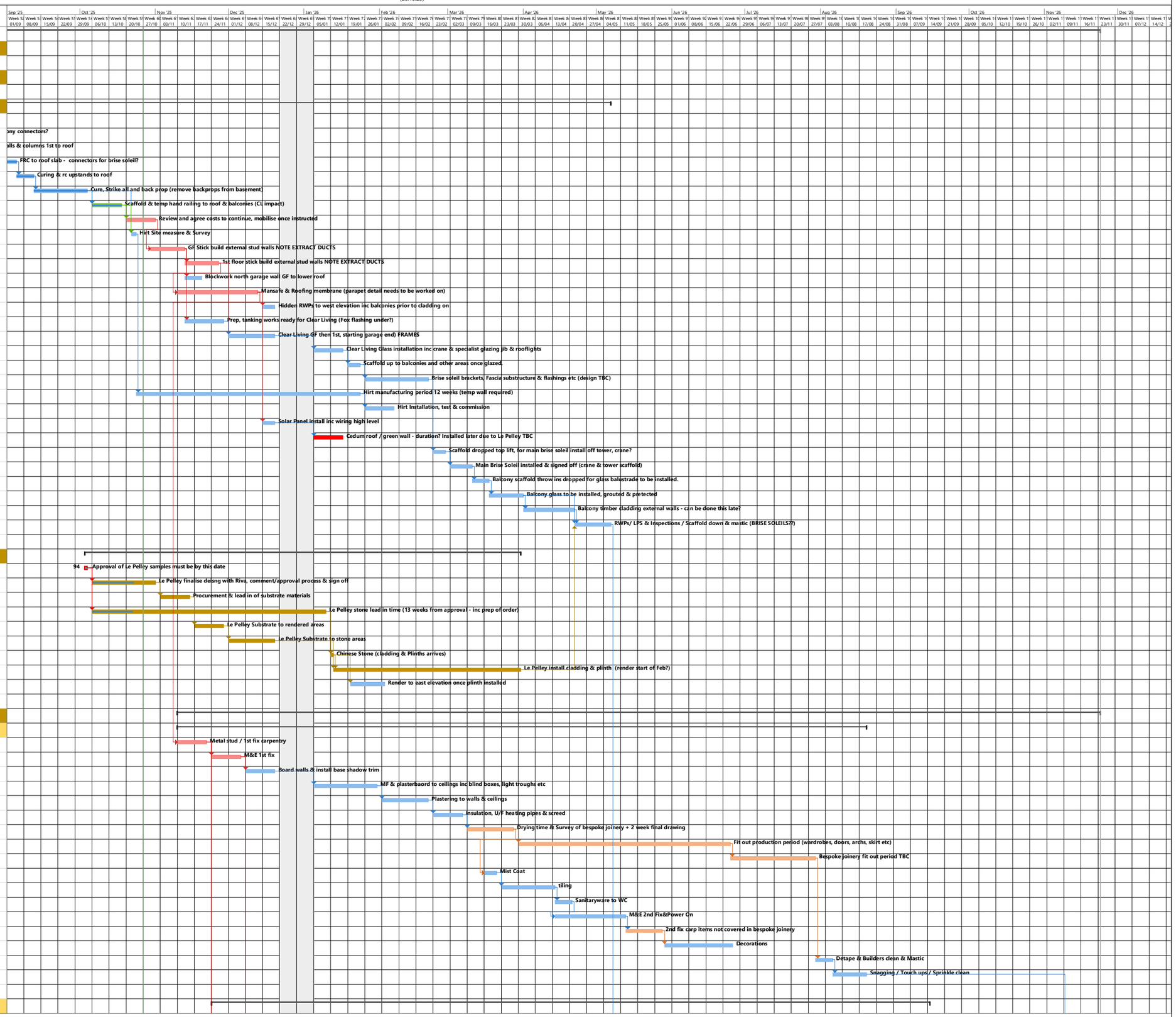
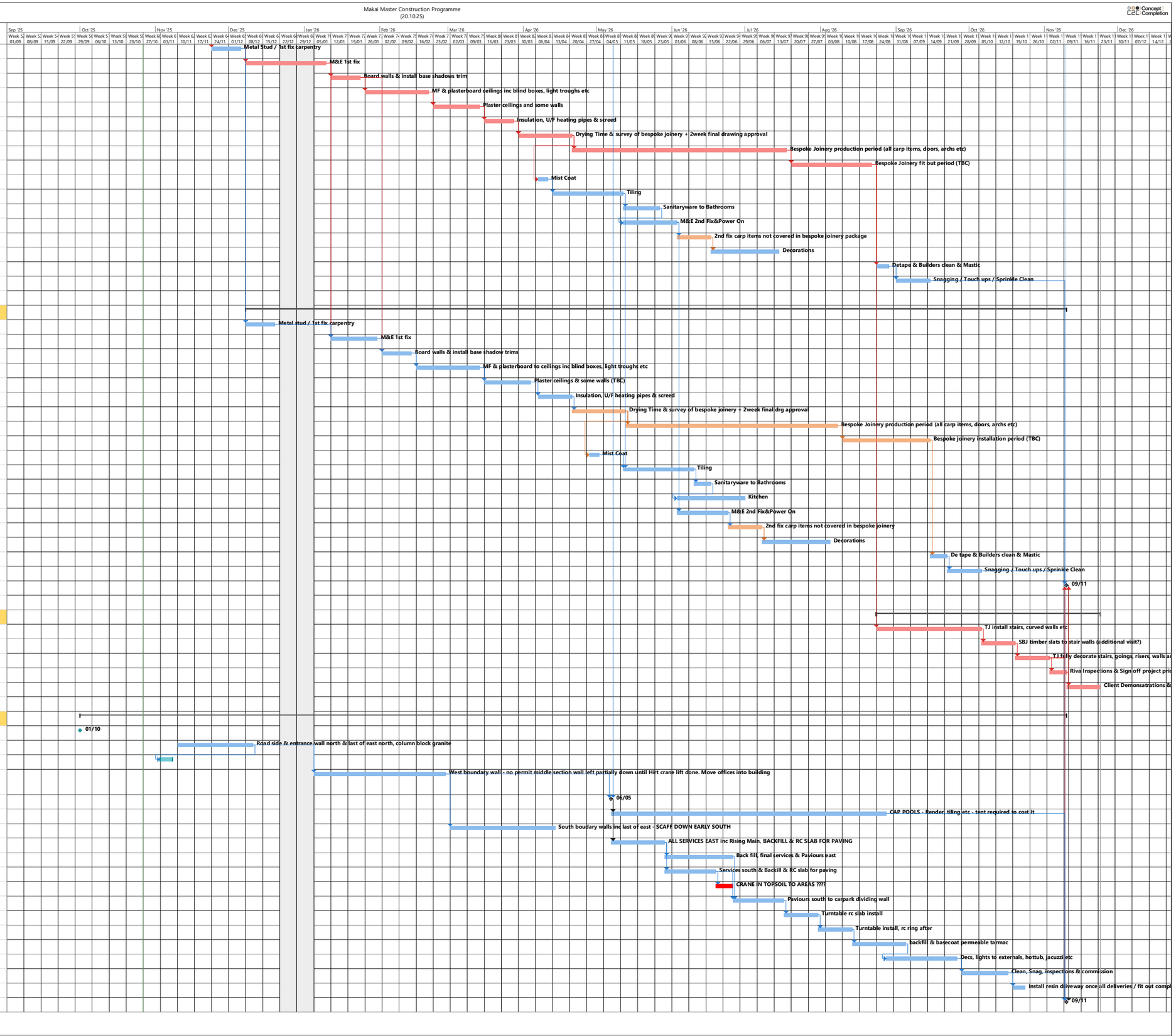
Makai Master Construction Programme
(20.10.25)

Concept
Completion

ID	Task Name	Start	Duration	Finish
1	**Makai**	**Mon 09/09/24**	**545 days**	**Mon 23/11/26**
2	**Stage 1 Basement Substructure Construction**	**Mon 09/09/24**	**58 days**	**Wed 27/11/24**
11				
12	**Stage 2 Substructure & Drainage**	**Thu 28/11/24**	**141 days**	**Fri 04/07/25**
61				
62	**Section 3 - Superstructure**	**Mon 07/07/25**	**205 days**	**Wed 06/05/26**
63	FRC concrete walls & columns GF to 1st	Mon 07/07/25	5 days	Fri 11/07/25
64	FRC to 1st floor slab - balcony connectors?	Mon 14/07/25	15 days	Fri 01/08/25
65	FRC concrete walls & columns 1st to roof	Mon 04/08/25	8 days	Wed 13/08/25
66	FRC to roof slab - connectors for brise soleil?	Thu 14/08/25	15 days	Thu 04/09/25
67	Curing & rc upstands to roof	Fri 05/09/25	5 days	Thu 11/09/25
68	Cure, Strike all and back prop (remove backprops from basement)	Fri 12/09/25	16 days	Fri 03/10/25
69	Scaffold & temp hand railing to roof & balconies (CL impact)	Mon 06/10/25	10 days	Fri 17/10/25
70	Review and agree costs to continue, mobilise once instructed	Mon 20/10/25	10 days	Fri 31/10/25
71	Hirt Site measure & Survey	Wed 22/10/25	2 days	Thu 23/10/25
72	GF Stick build external stud walls NOTE EXTRACT DUCTS	Thu 30/10/25	10 days	Wed 12/11/25
73	1st floor stick build external stud walls NOTE EXTRACT DUCTS	Thu 13/11/25	10 days	Wed 26/11/25
74	Blockwork north garage wall GF to lower roof	Thu 13/11/25	5 days	Wed 19/11/25
75	Mansafe & Roofing membrane (parapet detail needs to be worked on)	Mon 10/11/25	25 days	Fri 12/12/25
76	Hidden RWPs to west elevation inc balconies prior to cladding on	Mon 15/12/25	5 days	Fri 19/12/25
77	Prep, tanking works ready for Clear Living (Fox flashing under?)	Thu 13/11/25	12 days	Fri 28/11/25
78	Clear Living GF then 1st, starting garage end) FRAMES	Mon 01/12/25	15 days	Fri 19/12/25
79	Clear Living Glass installation inc crane & specialist glazing jib & rooflights	Mon 05/01/26	10 days	Fri 16/01/26
80	Scaffold up to balconies and other areas once glazed.	Mon 19/01/26	5 days	Fri 23/01/26
81	Brise soleil brackets, Fascia substructure & flashings etc (design TBC)	Mon 26/01/26	20 days	Fri 20/02/26
82	Hirt manufacturing period 12 weeks (temp wall required)	Fri 24/10/25	56 days	Fri 23/01/26
83	Hirt Installation, test & commission	Mon 26/01/26	10 days	Fri 06/02/26
84	Solar Panel install inc wiring high level	Mon 15/12/25	5 days	Fri 19/12/25
85	Cedum roof / green wall - duration? Installed later due to Le Pelley TBC	Mon 05/01/26	10 days	Fri 16/01/26
86	Scaffold dropped top lift, for main brise soleil install off tower, crane?	Mon 23/02/26	5 days	Fri 27/02/26
87	Main Brise Soleil installed & signed off (crane & tower scaffold)	Mon 02/03/26	7 days	Tue 10/03/26
88	Balcony scaffold throw ins dropped for glass balustrade to be installed.	Wed 11/03/26	5 days	Tue 17/03/26
89	Balcony glass to be installed, grouted & pretected	Wed 18/03/26	10 days	Tue 31/03/26
90	Balcony timber cladding external walls - can be done this late?	Wed 01/04/26	14 days	Tue 21/04/26
91	RWPs/ LPS & Inspections / Scaffold down & mastic (BRISE SOLEILS??)	Wed 22/04/26	10 days	Wed 06/05/26
92				
93	**Façade works (Le Pelley & Render) - durations confirmed**	**Fri 03/10/25**	**117 days**	**Mon 30/03/26**
94	**Approval of Le Pelley samples must be by this date**	**Fri 03/10/25**	**1 day**	**Fri 03/10/25**
95	Le Pelley finalise deisng with Riva, comment/approval process & sign off	Mon 06/10/25	20 days	Fri 31/10/25
96	Procurement & lead in of substrate materials	Mon 03/11/25	10 days	Fri 14/11/25
97	Le Pelley stone lead in time (13 weeks from approval - inc prep of order)	Mon 06/10/25	60 days	Fri 09/01/26
98	Le Pelley Substrate to rendered areas	Mon 17/11/25	10 days	Fri 28/11/25
99	Le Pelley Substrate to stone areas	Mon 01/12/25	15 days	Fri 19/12/25
100	Chinese Stone (cladding & Plinths arrives)	Mon 12/01/26	1 day	Mon 12/01/26
101	Le Pelley install cladding & plinth (render start of Feb?)	Tue 13/01/26	55 days	Mon 30/03/26
102	Render to east elevation once plinth installed	Tue 20/01/26	10 days	Mon 02/02/26
103				
104	**Section 4 - Internals**	**Mon 10/11/25**	**257 days**	**Mon 23/11/26**
105	**Basement floor**	**Mon 10/11/25**	**190 days**	**Wed 19/08/26**
106	Metal stud / 1st fix carpentry	Mon 10/11/25	10 days	Fri 21/11/25
107	M&E 1st fix	Mon 24/11/25	10 days	Fri 05/12/25
108	Board walls & install base shadow trim	Mon 08/12/25	10 days	Fri 19/12/25
109	MF & plasterbaord to ceilings inc blind boxes, light troughs etc	Mon 05/01/26	20 days	Fri 30/01/26
110	Plastering to walls & ceilings	Mon 02/02/26	15 days	Fri 20/02/26
111	Insulation, U/F heating pipes & screed	Mon 23/02/26	10 days	Fri 06/03/26
112	Drying time & Survey of bespoke joinery + 2 week final drawing	Mon 09/03/26	15 days	Fri 27/03/26
113	Fit out production period (wardrobes, doors, archs, skirt etc)	Mon 30/03/26	60 days	Wed 24/06/26
114	Bespoke joinery fit out period TBC	Thu 25/06/26	25 days	Wed 29/07/26
115	Mist Coat	Mon 16/03/26	5 days	Fri 20/03/26
116	tiling	Mon 23/03/26	15 days	Mon 13/04/26
117	Sanitaryware to WC	Tue 14/04/26	5 days	Mon 20/04/26
118	M&E 2nd Fix&Power On	Tue 14/04/26	20 days	Tue 12/05/26
119	2nd fix carp items not covered in bespoke joinery	Wed 13/05/26	10 days	Wed 27/05/26
120	Decorations	Fri 29/05/26	20 days	Thu 25/06/26
121	Detape & Builders clean & Mastic	Thu 30/07/26	5 days	Wed 05/08/26
122	Snagging / Touch ups / Sprinkle clean	Thu 06/08/26	10 days	Wed 19/08/26
123				
124	**First Floor**	**Mon 24/11/25**	**197 days**	**Mon 14/09/26**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125	Metal Stud / 1st fix carpentry	Mon 24/11/25	10 days	Fri 05/12/25
126	M&E 1st fix	Mon 08/12/25	15 days	Fri 09/01/26
127	Board walls & install base shadows trim	Mon 12/01/26	10 days	Fri 23/01/26
128	MF & plasterboard ceilings inc blind boxes, light troughs etc	Mon 26/01/26	20 days	Fri 20/02/26
129	Plaster ceilings and some walls	Mon 23/02/26	15 days	Fri 13/03/26
130	Insulation, U/F heating pipes & screed	Mon 16/03/26	10 days	Fri 27/03/26
131	Drying Time & survey of bespoke joinery + 2week final drawing approval	Mon 30/03/26	15 days	Mon 20/04/26
132	Bespoke Joinery production period (all carp items, doors, archs etc)	Tue 21/04/26	62 days	Fri 17/07/26
133	Bespoke Joinery fit out period (TBC)	Mon 20/07/26	25 days	Fri 21/08/26
134	Mist Coat	Tue 07/04/26	4 days	Fri 10/04/26
135	Tiling	Mon 13/04/26	20 days	Mon 11/05/26
136	Sanitaryware to Bathrooms	Tue 12/05/26	10 days	Tue 26/05/26
137	M&E 2nd Fix&Power On	Tue 12/05/26	15 days	Tue 02/06/26
138	2nd fix carp items not covered in bespoke joinery package	Wed 03/06/26	10 days	Tue 16/06/26
139	Decorations	Wed 17/06/26	20 days	Tue 14/07/26
140	Detape & Builders clean & Mastic	Mon 24/08/26	5 days	Fri 28/08/26
141	Snagging / Touch ups / Sprinkle Clean	Tue 01/09/26	10 days	Mon 14/09/26
142				
143	**Ground Floor**	**Mon 08/12/25**	**227 days**	**Mon 09/11/26**
144	Metal stud / 1st fix carpentry	Mon 08/12/25	10 days	Fri 19/12/25
145	M&E 1st fix	Mon 12/01/26	15 days	Fri 30/01/26
146	Board walls & install base shadow trims	Mon 02/02/26	10 days	Fri 13/02/26
147	MF & plasterboard to ceilings inc blind boxes, light troughs etc	Mon 16/02/26	20 days	Fri 13/03/26
148	Plaster ceilings & some walls (TBC)	Mon 16/03/26	15 days	Fri 03/04/26
149	Insulation, U/F heating pipes & screed	Tue 07/04/26	10 days	Mon 20/04/26
150	Drying Time & survey of bespoke joinery + 2week final drg approval	Tue 21/04/26	15 days	Tue 12/05/26
151	Bespoke Joinery production period (all carp items, doors, archs etc)	Wed 13/05/26	62 days	Fri 07/08/26
152	Bespoke joinery installation period (TBC)	Mon 10/08/26	25 days	Mon 14/09/26
153	Mist Coat	Tue 28/04/26	4 days	Fri 01/05/26
154	Tiling	Tue 12/05/26	20 days	Tue 09/06/26
155	Sanitaryware to Bathrooms	Wed 10/06/26	5 days	Tue 16/06/26
156	Kitchen	Wed 03/06/26	20 days	Tue 30/06/26
157	M&E 2nd Fix&Power On	Wed 03/06/26	15 days	Tue 23/06/26
158	2nd fix carp items not covered in bespoke joinery	Wed 24/06/26	10 days	Tue 07/07/26
159	Decorations	Wed 08/07/26	20 days	Tue 04/08/26
160	De tape & Builders clean & Mastic	Tue 15/09/26	5 days	Mon 21/09/26
161	Snagging / Touch ups / Sprinkle Clean	Tue 22/09/26	10 days	Mon 05/10/26
162	Handover	Mon 09/11/26	0 days	Mon 09/11/26
163				
164	**Permenant Stairs & Finish stairwell, Client Demonstraitions & Client FF&E**	**Mon 24/08/26**	**65 days**	**Mon 23/11/26**
165	TJ install stairs, curved walls etc	Mon 24/08/26	30 days	Mon 05/10/26
166	SBJ timber slats to stair walls (additional visit?)	Tue 06/10/26	10 days	Mon 19/10/26
167	TJ fully decorate stairs, goings, risers, walls and soffit, inspect & sign off	Tue 20/10/26	10 days	Mon 02/11/26
168	Riva Inspections & Sign off project prior to Demonstrations & FF&E	Tue 03/11/26	5 days	Mon 09/11/26
169	Client Demonsatrations & FF&E (Outside Contracted works, list TBC)	Tue 10/11/26	10 days	Mon 23/11/26
170				
171	**Section 5 - Externals (noise restrictions apply)**	**Wed 01/10/25**	**275 days**	**Mon 09/11/26**
172	Summer Embargo ends	Wed 01/10/25	0 days	Wed 01/10/25
173	Road side & entrance wall north & last of east north, column block granite	Mon 10/11/25	23 days	Wed 10/12/25
174	Services in 3rd Nov 1 week - all ducts in place before above	Mon 03/11/25	5 days	Fri 07/11/25
175	West boundary wall - no permit middle section wall left partially down until Hirt crane lift done. Move offices into building	Mon 05/01/26	40 days	Fri 27/02/26
176	Scaffold down north first? Maybe look at gabel section earlier	Wed 06/05/26	0 days	Wed 06/05/26
177	CAP POOLS - Render, tiling etc - tent required to cost it	Thu 07/05/26	80 days	Thu 27/08/26
178	South boudary walls inc last of east - SCAFF DOWN EARLY SOUTH	Mon 02/03/26	30 days	Mon 13/04/26
179	ALL SERVICES EAST inc Rising Main, BACKFILL & RC SLAB FOR PAVING	Thu 07/05/26	15 days	Thu 28/05/26
180	Back fill, final services & Paviours east	Fri 29/05/26	20 days	Thu 25/06/26
181	Services south & Backill & RC slab for paving	Fri 29/05/26	15 days	Thu 18/06/26
182	CRANE IN TOPSOIL TO AREAS ????	Fri 19/06/26	5 days	Thu 25/06/26
183	Paviours south to carpark dividing wall	Fri 26/06/26	15 days	Thu 16/07/26
184	Turntable rc slab install	Fri 17/07/26	10 days	Thu 30/07/26
185	Turntable install, rc ring after	Fri 31/07/26	10 days	Thu 13/08/26
186	backfill & basecoat permeable tarmac	Fri 14/08/26	15 days	Fri 04/09/26
187	Decs, lights to externals, hottub, jacuzzi etc	Fri 28/08/26	20 days	Fri 25/09/26
188	Clean, Snag, inspections & commission	Mon 28/09/26	15 days	Fri 16/10/26
189	Install resin driveway once all deliveries / fit out complete	Mon 19/10/26	5 days	Fri 23/10/26
190	HANDOVER	Mon 09/11/26	0 days	Mon 09/11/26