

The Linx - Draft PCSA Programme

ID	% Work Complete	Task Name	Duration	Start	Finish	Resource Names	Qtr 1, 2025	Qtr 2, 2025	Qtr 3, 2025	Qtr 4, 2025	Qtr 1, 2026	Qtr 2, 2026	Qtr 3, 2026	Qtr 4, 2026	Qtr 1, 2027
1	0%	The Linx	97.2 wks?	Mon 27/01/25	Fri 15/01/27	All Parties									
2	0%	Contract Signed	2 wks	Mon 27/01/25	Fri 07/02/25	All Parties									
3	0%	Pre-Commencement Meeting	1 day	Mon 10/02/25	Mon 10/02/25	All Parties									
4	0%	Pre-Construction Works	37 wks?	Tue 11/02/25	Mon 03/11/25	All Parties									
5	0%	Lead in Time Preparation for Pre-Contract Service Agreement	2 wks	Tue 11/02/25	Mon 24/02/25	All Parties									
6	0%	Project Team Preparation	0 wks	Mon 24/02/25	Mon 24/02/25	All Parties									
7	0%	STAGE 1 to 4 - Construction Management Tasks - Façade Remediation	13 wks	Tue 25/02/25	Fri 30/05/25	All Parties									
8	0%	Quality Compliance and Quality Assurance Preparation	13 wks	Tue 25/02/25	Fri 30/05/25	Guildmore									
9	0%	Statutory Authority for Permits and Licences	13 wks	Tue 25/02/25	Fri 30/05/25	Guildmore									
10	0%	Site Logistics and Site Set-up	13 wks	Tue 25/02/25	Fri 30/05/25	Guildmore									
11	0%	Scaffold & Temporary Works Design	13 wks	Tue 25/02/25	Fri 30/05/25	Guildmore									
12	0%	Construction Management Documents	13 wks	Tue 25/02/25	Fri 30/05/25	Guildmore									
13	0%	STAGE 1 - Project Brief and Surveys (Subject to Complexity of Project)	7 wks	Tue 25/02/25	Mon 14/04/25	All Parties									
14	0%	Lead in time - Preparation for Exploratory Works	4 wks	Tue 25/02/25	Mon 24/03/25	Guildmore									
15	0%	Resident Liasion Period	4 wks	Tue 25/02/25	Mon 24/03/25	Guildmore									
16	0%	Exploratory Works Permits Application (parking bays, MEWP) - Where required	3 wks	Tue 25/03/25	Mon 14/04/25	Guildmore									
17	0%	Exploratory Works for Design, Assessment and Manufacture Development	3 wks	Tue 25/03/25	Mon 14/04/25	Guildmore									
18	0%	Condition Surveys - External / Internal (Where accessible)	3 wks	Tue 25/03/25	Mon 14/04/25	Guildmore									
19	0%	Digital Survey	7 wks	Tue 25/02/25	Mon 14/04/25	Guildmore									
20	0%	STAGE 2 - Concept (Subject to Complexity of Project)	13 wks	Tue 25/02/25	Fri 30/05/25	All Parties									
21	0%	Concept Design / Specification / Risk Assessments / Calculations	7 wks	Tue 25/02/25	Mon 14/04/25	Guildmore									
22	0%	Concept Structural Design / Specification / Risk Assessments / Calculations	7 wks	Tue 25/02/25	Mon 14/04/25	Guildmore									
23	0%	Structural Engineer Technical Design Assessment and Report (Draft)	2 wks	Tue 15/04/25	Wed 30/04/25	Guildmore									
24	0%	Fire Engineer Technical Design Assessment and Report (Draft)	2 wks	Tue 15/04/25	Wed 30/04/25	Guildmore									
25	0%	Final Review Concept Design	1 wk	Thu 01/05/25	Thu 08/05/25	Guildmore									
26	0%	Clients Peer Review	1 wk	Thu 01/05/25	Thu 08/05/25	Client									
27	0%	Intial Cost Plan Build-Up Review	4 wks	Thu 01/05/25	Fri 30/05/25	Guildmore									
28	0%	STAGE 3 - Coordination	12 wks	Tue 08/04/25	Fri 04/07/25	All Parties									
29	0%	Planning Preparation and Submission	2 wks	Tue 08/04/25	Wed 23/04/25	Guildmore									
30	0%	Planning Determination Period	10 wks	Thu 24/04/25	Fri 04/07/25	Guildmore									
31	0%	STAGE 4a - Technical (Subject to Complexity of Project)	8 wks	Tue 15/04/25	Fri 13/06/25	All Parties									
32	0%	Technical Design / Specification / Risk Assessments / Calculations	4 wks	Tue 15/04/25	Thu 15/05/25	Guildmore									
33	0%	Structural Design / Specification / Risk Assessments / Calculations	4 wks	Tue 15/04/25	Thu 15/05/25	Guildmore									
34	0%	Structural Engineer Technical Design Assessment and Report (Final)	3 wks	Fri 16/05/25	Fri 06/06/25	Guildmore									
35	0%	Fire Engineer Technical Design Assessment and Report (Final)	3 wks	Fri 16/05/25	Fri 06/06/25	Guildmore									
36	0%	Final Review Technical Design	1 wk	Mon 09/06/25	Fri 13/06/25	Guildmore									
37	0%	Review Initial Cost Plan	4 wks	Fri 16/05/25	Fri 13/06/25	Guildmore									
38	0%	STAGE 4b - PCSA Close Out	27 wks?	Tue 15/04/25	Mon 27/10/25	All Parties									
39	0%	Mandatory Gateway 2 Submission Documents	5 wks	Tue 15/04/25	Thu 22/05/25	Guildmore									
40	0%	Gateway 2 Application Review and Amendments	4 wks	Fri 23/05/25	Fri 20/06/25	Guildmore									
41	0%	Clients Peer Review	1 wk	Mon 23/06/25	Fri 27/06/25	Client									
42	0%	Competence Declaration (Gateway 2 Submission Documents)	1 wk	Mon 23/06/25	Fri 27/06/25	Client									
43	0%	Client Authorisation Letter (Gateway 2 Submission Documents)	1 wk	Mon 23/06/25	Fri 27/06/25	Client									
44	0%	Final Gateway 2 Submission Review prior to Application to Building Safety Regulator	1 wk	Mon 30/06/25	Fri 04/07/25	Guildmore									
45	0%	Gateway 2 Submission and Validation Period (Phase 2 to 5)	2 wks	Mon 07/07/25	Fri 18/07/25	Building Safety Regulator, Guildmore									
46	0%	Gateway 2 Submission and Determination Period (Phase 2 to 5)	12 wks?	Mon 21/07/25	Mon 13/10/25	Building Safety Regulator									
47	0%	Gateway 2 Submission and Determination Period (Contingency) (Phase 2 to 5)	2 wks?	Tue 14/10/25	Mon 27/10/25	Building Safety Regulator									
48	0%	Prinicipal Designer Golden Tread - Duties Tracker Review and Complete	4 wks	Mon 02/06/25	Fri 27/06/25	Guildmore									
49	0%	Prinicipal Designer Building Regulators - Duties Tracker Review and Complete	4 wks	Mon 02/06/25	Fri 27/06/25	Guildmore									
50	0%	Construction Management Documents Review and Complete	4 wks	Mon 02/06/25	Fri 27/06/25	Guildmore									
51	0%	Final Cost Plan	8 wks	Fri 16/05/25	Fri 11/07/25	All Parties									
52	0%	Final Cost Plan - Client Peer Review	2 wks	Mon 14/07/25	Fri 25/07/25	All Parties									
53	0%	Pre-Construction Services Agreement Complete	0 wks?	Mon 27/10/25	Mon 27/10/25	Guildmore									
54	0%	Main Contract	4 wks	Mon 28/07/25	Fri 22/08/25	All Parties									
55	0%	Procurement and Mobilisation	10 wks	Tue 26/08/25	Mon 03/11/25	Guildmore									
56	0%	Pre-Condition Surveys	10 wks	Tue 26/08/25	Mon 03/11/25	Guildmore									
57	0%	Construction Period (Subject to Change upon finalisation of the PCSA)	58 wks	Tue 04/11/25	Fri 15/01/27	Guildmore									
58	0%	The Linx - Main Works	57 wks	Tue 04/11/25	Fri 08/01/27	All Parties									
59	0%	Phase 1 to 5	53 wks	Tue 04/11/25	Mon 30/11/26	All Parties									
60	0%	Site Set-up	4 wks	Tue 04/11/25	Mon 01/12/25	Guildmore									
61	0%	Remediation Works	49 wks	Tue 02/12/25	Mon 30/11/26	Guildmore									
62	0%	15% of Permanent Works Complete	0 wks	Mon 09/02/26	Mon 09/02/26	Guildmore									
63	0%	Gateway 3 Application Preparation and Submission	4 wks	Tue 20/10/26	Mon 16/11/26	Guildmore									
64	0%	Gateway 3 Determination Period	6 wks	Tue 17/11/26	Fri 08/01/27	Building Safety Regulator									
65	0%	Gateway 3 Approval	0 wks	Fri 08/01/27	Fri 08/01/27	Building Safety Regulator									
66	0%	Practical Completion	1 wk	Mon 11/01/27	Fri 15/01/27	Client									
67	0%	Site Decant	5 wks	Tue 01/12/26	Fri 15/01/27	Guildmore									
68	0%	Project Completion (Subject to Change upon finalisation of the PCSA)	0 wks	Fri 15/01/27	Fri 15/01/27	All Parties									

