Item 3

GRIMSBY LIBRARY COST ESTIMATE REPORT

Client Name: North East Lincs Council
Project Name: Grimsby Central Library
WT Reference: 20240
Date: 06 January 2026

This report has been prepared for issue by:

Name:	*Matt Simpson*
Position:	*Senior Associate Director*
Date:	*6th January 2026*
and reviewed for issue by:	
Name:	*Jonathan Poole*
Position:	*Associate Director*
Date:	*6th January 2026*

WT Partnership Limited
Project & Cost Management
for Property & Construction

3rd Floor, AMP House
Dingwall Road, Croydon
CR0 2LX

www.wtpartnership.com

CONTENTS

1. BACKGROUND

Due to an uncontrolled asbestos release followed by the identification of further unstable asbestos in the building the Central Library in Grimsby has been out of use since March 2025. There is a desire from the Council to address the above issue and completely refurbish the building to create a modern, fit for purpose library. WT have been appointed to provide Project Management and Quantity Surveying services and advise the Council on the potential costs for stripping out the existing building finishes and carrying out a refurbishment throughout all floors. To allow for refurbishment all asbestos will need to be removed, issues with water ingress rectified and superficial structural defects dealt with.

Due to the access restrictions while parts of the building remain contaminated by asbestos, surveys cannot be undertaken. To advise the Council on potential costs for refurbishment to allow the building to be brought back to use WT have produced an initial high level cost estimate based on the existing information available to us and the outline scope of works advised by the Council.

Future work will entail the production of a pre-tender estimate following the production of a detailed design for the new library. The steps required and costs associated with producing this estimate are detailed in Section 7 of this report.

2. SCOPE

2.1 SCOPE OF WT PRICING EXERCISE

The list below details the scope of the pricing exercise agreed with the Council.

External works

- Replacement roof covering
- Replacement Windows on all elevations
- Replacement external doors

Internals

- Generally assuming the building will have to be fully stripped out and nothing is suitable for retention. This assumption will be reviewed once complete access is available and surveys can be carried out.
- Asbestos Removal (assume this will be carried out separately to the strip out and refurbishment but WT to include the costs to provide an overall picture of the project outturn cost)
- Strip out all fixtures and fittings and any remaining loose FF&E
- Strip out all MEP services
- Remove ceilings, flooring and wall coverings
- Remove damaged plasterboard and in areas where structural repairs are required.
- Carry out structural repairs
- New MEP throughout including heating and ventilation plant sized to serve all floors of the building
- New floors, wall coverings and ceilings
- New Sanitaryware
- Decoration throughout
- New lifts
- Tanking of basement (appeared to be water staining on basement walls during site visit but would need to be professionally assessed)
- FF&E – Scope to include all required FF&E to allow the building to be a functional library. (Liaise with Culture, Heritage, Leisure & Tourism department to agree scope)
- Advice required on any existing FF&E and equipment that will need to be re-installed into the building
- Advice required on IT installation and whether that will form part of the scope
- Assuming at this stage that no changes will be made to the internal layout of the building
- Basement, Ground and Mezzanine will be the extents of the new library fitout
- 1st, 2nd and 3rd Floors will be left as shell but optional estimates to be included for fitting out as office, community or cultural space. Upper and lower cost ranges for fit out to be provided.

Survey and Fees

- Provide estimate of consultant fees required to determine the scope of refurbishment and design the new internals

Allowances to be made for prelims, OH&P, insurances, contingency and inflation

2.2 NEW CONSTRUCTION BRIEF

Further to the brief above the Council provided a number of drawings to provide greater clarity on the desired final layout for the building. The extent of the strip out and removal of existing walls has been taken from the below drawings.

- A023- PS174-25 GCL Basement Demo Plan
- A024 - PS174-25 GCL Ground Floor Demo Plan
- A025 - PS174-25 GCL Ground Mezz Demo Plan
- A026 - PS174-25 GCL First Floor Demo Plan
- A027 - PS174-25 GCL Second Floor Demo Plan
- A028 - PS174-25 GCL Third Floor Demo Plan
- A029 - PS174-25 GCL Third Mezz Demo Plan

For the intended refurbished layout of the library the cost plan has been based on the following drawings

- A015 - PS174-25 GCL Proposed Basement Plan
- A016 - PS174-25 GCL Proposed GF Plan
- A017 - PS174-25 GCL Proposed GF Mezz Plan
- A018 - PS174-25 GCL Proposed FF Plan
- A019 - PS174-25 GCL Proposed SF Plan
- A020 - PS174-25 GCL Proposed TF Plan
- A021 - PS174-25 GCL Proposed TF Mezz Plan
- A022- PS174-25 GCL Proposed Roof Plan

The proposed layouts capture comments from Fire and Heritage consultees. The Council have advised that there is an alternative preferred layout that provides a more open plan layout that could potentially be delivered with the assistance of a fire consultant during the following stages. This layout would have fewer partitions but there would be an additional requirement to add fire protection to existing walls which would negate this saving. There would be a small saving for a reduced number of internal doors.

2.3 ASSUMED SCOPE

As the new library hasn't been designed the scope of the finishes in each area have been assumed and priced as following.

Flooring

- Vinyl to circulation areas and storage
- Slip resistant vinyl to wet areas
- Paint/sealer to plant areas and back of house
- Carpet tiles to offices and customer facing areas

Walls

- Paint finish to all areas
- Plaster repairs/skim to existing walls

Ceilings

- Suspended ceiling grid and tiles to all areas
- Moisture resistant tiles to wet areas
- MF plasterboard to circulation spaces

3. COST ESTIMATE

3.1 OPTIONS

The Council have advised that the Basement, Ground Floor and Ground Floor Mezzanine will be used for the operation of the new library but there are several potential uses for floors 1, 2 and 3. WT have been asked to price a number of options including, leaving as shell and core, a community space, offices or a cultural space. As there is a range of specification within each of these options we've provided three options that account for minimum approach of leaving the area fallow with fitout to core areas, a mid-range fitout which would be the minimum requirements for an office space or basic community or cultural space. The third max option provides additional allowances for audio/visual, enhanced finishes and specialist joinery or installations that may be required in a higher specification fitout as a cultural space.

Option 1 (Min) – Shell and Core

- Floors 1, 2 and 3 have been left fallow, there are no wall, ceiling or floor finishes
- No FF&E allowance
- MEP Systems have been kept to the minimum statutory requirements of emergency lighting and fire alarm
- Toilets and sanitaryware are included
- The costs for the infrastructure of building wide MEP systems have been maintained throughout all options to allow flexibility for future fitout

Option 2 (Med) – Basic Office/Community/Cultural Fitout

- Basic finishes, standard carpet tiles and vinyl
- Allowance for standard / basic specification MEP systems throughout
- Allowance for minimal FF&E

Option 3 (Max) – Higher Spec Cultural Fitout

- Upgraded floor and ceiling finishes
- Allowance for feature walls / graphics
- Increased MEP allowances
- Increased FF&E allowance

3.2 CONSTRUCTION COST SUMMARY

Summary pages for each option can be found below.

3.2.1 MIN

Section	Element	Cost / m2 GIA	Total Cost £
Facilitating Works and Building Works			
0	Facilitating works	-	-
1	Substructure	-	-
2	Superstructure	279	1,043,800
3	Internal finishes	177	662,088
4	Fittings, furnishings and equipment	95	356,810
5	Services	732	2,737,368
6	Prefabricated buildings and building units	-	-
7	Work to existing buildings	182	678,557
8	External works	-	-
	Sub-total: Facilitating Works and Building Works	**1,465**	**5,478,623**
9	Main Contractor's Preliminaries	191	712,221
10	Main Contractor's Overheads and Profit	116	433,359
	Total: Building Works Estimate	**1,772**	**6,624,203**
Project / Design Team Fees and Other Development / Project Costs			
11	Project / Design Team Fees	187	697,402
12	Other Development / Project costs	542	2,024,800
	Total: Project Costs Estimate	**728**	**2,722,202**
	Base Cost Estimate	**2,500**	**9,346,405**
13	Total: Risk Allowances	525	1,962,746
	Cost Limit (excluding inflation)		
14	Total: Inflation Allowance	253	944,676
	Cost Limit (excluding VAT assessment)		
15	VAT Assessment	excl.	excl.
	Total: Design and Build Estimate	**3,278**	**12,253,827**

3.2.2 MED

Section	Element	Cost / m2 GIA	Total Cost £
Facilitating Works and Building Works			
0	Facilitating works	-	-
1	Substructure	-	-
2	Superstructure	279	1,043,800
3	Internal finishes	177	662,088
4	Fittings, furnishings and equipment	104	390,130
5	Services	829	3,097,292
6	Prefabricated buildings and building units	-	-
7	Work to existing buildings	182	678,557
8	External works	-	-
	Sub-total: Facilitating Works and Building Works	**1,571**	**5,871,867**
9	Main Contractor's Preliminaries	204	763,343
10	Main Contractor's Overheads and Profit	124	464,465
	Total: Building Works Estimate	**1,899**	**7,099,675**
Project / Design Team Fees and Other Development / Project Costs			
11	Project / Design Team Fees	195	727,450
12	Other Development / Project costs	542	2,024,800
	Total: Project Costs Estimate	**736**	**2,752,250**
	Base Cost Estimate	**2,636**	**9,851,925**
13	Total: Risk Allowances	553	2,068,905
	Cost Limit (excluding inflation)		
14	Total: Inflation Allowance	290	1,085,558
	Cost Limit (excluding VAT assessment)		
15	VAT Assessment	excl.	excl.
	Total: Design and Build Estimate	**3,480**	**13,006,388**

3.2.3 MAX

Section	Element	Cost / m2 GIA	Total Cost £
Facilitating Works and Building Works			
0	Facilitating works	-	-
1	Substructure	-	-
2	Superstructure	279	1,043,800
3	Internal finishes	209	782,008
4	Fittings, furnishings and equipment	125	468,450
5	Services	871	3,254,350
6	Prefabricated buildings and building units	-	-
7	Work to existing buildings	182	678,557
8	External works	-	-
	Sub-total: Facilitating Works and Building Works	**1,666**	**6,227,165**
9	Main Contractor's Preliminaries	217	809,531
10	Main Contractor's Overheads and Profit	132	492,569
	Total: Building Works Estimate	**2,014**	**7,529,265**
Project / Design Team Fees and Other Development / Project Costs			
11	Project / Design Team Fees	202	754,597
12	Other Development / Project costs	542	2,024,800
	Total: Project Costs Estimate	**744**	**2,779,397**
	Base Cost Estimate	**2,758**	**10,308,662**
13	Total: Risk Allowances	579	2,164,819
	Cost Limit (excluding inflation)		
14	Total: Inflation Allowance	304	1,135,886
	Cost Limit (excluding VAT assessment)		
15	VAT Assessment	excl.	excl.
	Total: Design and Build Estimate	**3,641**	**13,609,367**

3.3 PROFESSIONAL FEES

Budget costs for design consultant fees and surveys have been advised by soft testing the market. A competitive procurement process with a more detailed brief will be required should approval be given to proceed with the development of the design.

3.4 ASBESTOS REMOVAL AND ROOF WORKS

Due to concerns about continued water ingress in the building the Council need to access the roof to carry out a survey and confirm whether it can be temporarily repaired or whether a full replacement is needed. To allow access to the roof an initial phase of asbestos removal in the plant room only has been instructed and commenced in December. The Council have advised the figure for these works at £124,800. For the cost estimate we have assumed a worst-case scenario that the survey will identify full replacement of the roof is required.

Once the roof works are complete the remaining building will need to be stripped of asbestos to allow access for surveys and design consultants. The Council have advised an estimate of £1.9m for removal of the remaining asbestos. This figure and the plant room asbestos removal costs have been included in the overall cost estimates above. A contingency uplift has been applied to these figures. Our understanding is these numbers already include main contractor uplifts and any inflation.

4. ASSUMPTIONS / EXCLUSIONS

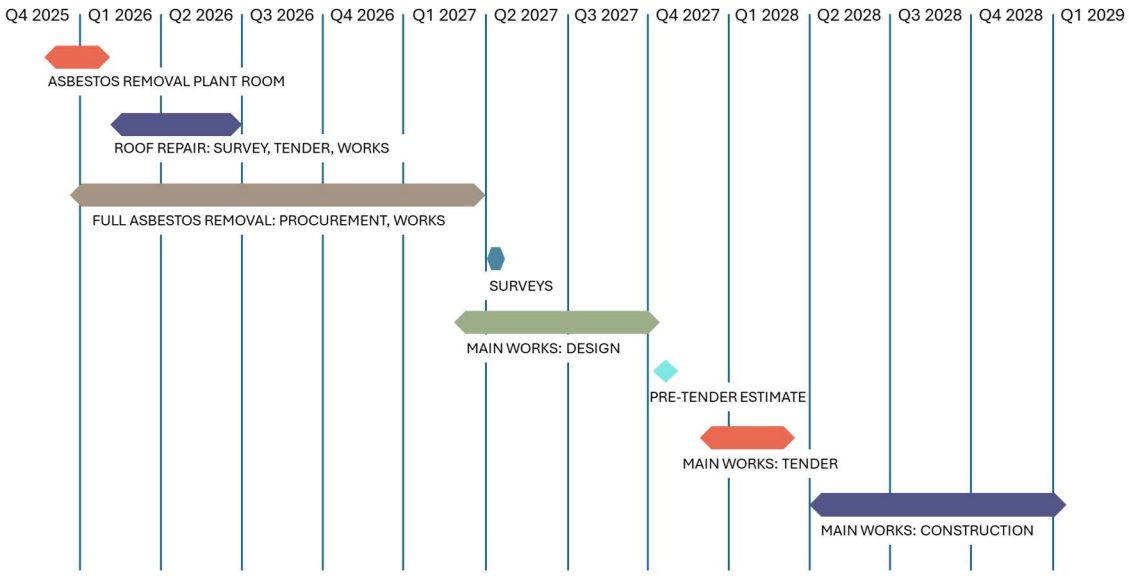
Due to the limited access for inspections and surveys and the lack of a complete design to price we have made a number of assumptions and exclusions in the development of this cost estimate. These are listed below.

- No allowance for planning application and associated fees. If any new plant needs to be installed on the roof there may be a visual or acoustic impact that triggers a planning application. Installation of a parapet or mansafe system may also trigger an application.
- No allowance has been made for internal Council costs. It is assumed that the Council will manage both asbestos removal contracts and the roof works with internal resource.
- During the site visit there appeared to be evidence of water ingress on the basement walls. For the purposes of the cost estimate a worst-case has been assumed that the basement will need to be re-tanked.
- Other than the re-roof, window replacement and new doors no further works are required to the façade of the building.
- An element of the strip out works will be carried out by the asbestos contractor due to contamination of ceiling tiles, services etc. Until this work is complete the extent of strip out will be unknown and we have assumed a worst-case scenario of full strip out costs. Once the asbestos has been removed, the remaining strip out can be assessed and strip out costs revised.
- An allowance has been made to refurb the two existing spiral staircases but otherwise it has been assumed that these are structurally sound and do not require replacement.
- Assumed existing water and power are sufficient for the future use and no statutory upgrade works are required.
- The Council is not looking to achieve any sustainability accreditations for the refurbished building such as BREEAM or Net Zero.
- Figures for inflation are based on the high-level programme provided with this report
- Figures provided by the Council for the asbestos removal include contractor OH&P, Prelims and any inflationary uplifts.
- The strip out and new construction will be carried out in one phase by a main contractor responsible for all the works.
- The building is not listed and there are no heritage restrictions to be considered.
- VAT is excluded

5. PROGRAMME

5.1 High Level Programme

A high-level programme has been produced for the Library and can be found in Appendix A. The image below details the key activities to be undertaken for a design to be developed and the strip out and new construction works to be undertaken. Based on the estimated durations the minimum scope of works could be completed by start of Quarter 1 2029.



5.2 Programme Narrative

Asbestos Removal Plant Room and Roof Replacement

A contractor has been appointed to carry out the removal of asbestos in the plant room of the library building only. This will allow access to the roof of the library to carry out a survey of the roof to establish the extent and whether a temporary repair will be sufficient or a full replacement is required to prevent further damage from water ingress in the building. The timescales for the plant room asbestos removal have been advised by the chosen contractor. Until the survey can be carried out to establish the condition of the roof, a worst-case scenario of full replacement of all six flat roofs has been assumed. This period is approximated at 16 weeks including mobilisation and erection of a scaffold around the whole building. A period of one week between the end of the asbestos removal works and the roof survey has been allowed to cover any potential extension to the contract period. This can be reviewed as the removal works progress and potentially moved forward if the project team have confidence that the works will be completed on programme. Should a temporary repair rather than full replacement be possible the full roof replacement would be carried out within the main works period.

Asbestos Removal Whole Building

Before full access to the building can be granted for surveyors and designers the remaining asbestos throughout the building must be removed. Feedback from the market has approximated an 8-month programme for removal due to the type and extent of asbestos in the building. The 8-month programme is based on working days only.

The asbestos removal works are being tendered and managed in-house by the Council. On completion of the asbestos removal the remaining finishes and equipment to be stripped out can be re-assessed and the strip

out costs revised. A 2-week float has been allocated in the programme for any delays to the overall programme such as finding previously unidentified asbestos. Measured and structural surveys and site visits will be scheduled to follow on after this period. Again, as removal works proceed and if there is confidence in the completion date the survey dates can potentially be brought forward.

At present a worst-case scenario has been assumed that the asbestos works cannot start until the roof replacement works have been completed.

Design Development

It is expected that the library fit out works will be procured with a single stage design and build contract with the design progressed to RIBA Stage 4 before it is tendered to the market. At the end of each RIBA Stage the Cost Consultant will update the project cost estimate. By the end of RIBA Stage 3 the cost estimate should be sufficiently detailed to provide a realistic estimate of the project construction costs. The periods allowed for each RIBA Stage are reflective of the expected cost and complexity of the project and the amount of stakeholder consultation likely to be required during the design development.

An overlap of the design development with the asbestos removal works has been shown. Procurement of design and survey consultants can be carried out concurrently with the on-site works, as can the development of the RIBA Stage 1 design. Primarily this will involve working with the Council to define the brief for the library refurbishment works which can largely be completed without accessing the building.

Tendering

On completion of the stage 4 design the works will be tendered to the market either through an open tender process or utilising an appropriate procurement framework. An eight-week programme has been allowed to accommodate a typical six-week tender programme and the possibility of an extension of time request from tendering contractors. Four weeks have been allowed for reviewing the returned tenders and producing a tender report. This would give time for any queries on the tenders to be answered by the contractors and their supply chains. Approval by the Council to proceed with the recommended tenderer has been assumed at five weeks. No allowance has been made at this time for carrying out a value engineering exercise should the returned tender exceed the Council's budget.

Construction

Following approval of the tender a typical four-week mobilisation has been included in the programme. The works are scheduled to take 36 weeks on site. To allow for the fastest programme for bringing the library back into use the minimum scope of works only is included in the works programme. This is fit out of the library to the Basement, Ground Floor and Ground Floor Mezzanine. The First, Second and Third floors will be shell and core only. The Third-floor mezzanine will be fitted out as the new plant room.

An optional additional programme of 14 weeks following handover of the library has been included for the standalone fit out of floors 1-3 with either the med or max specification of works.

5.3 Assumptions

A number of assumptions have had to be made to allow the production of the high-level programme. These are listed below.

- The Council will tender and manage the contracts for the plant room asbestos removal, the roof repair/replacement and the asbestos strip of the whole building.
- A consultant team will be appointed towards the end of the full asbestos strip of the whole building to begin to develop the brief with the Council.
- Once the building is safe to enter surveys will be carried out to establish the scope of works and the condition of the building.
- RIBA Stage 2 will commence on completion of the surveys in the building
- Assumed worst case of 8 months for the full asbestos strip
- Assumed that a framework will be used for the procurement of the main contractor
- Assumed that full roof replacement will be required. Survey may indicate repair only needed

6. RISKS

Due to the access to the building being restricted there are a number of elements of the scope that could change once asbestos and the existing fit out are removed and the building can be surveyed properly.

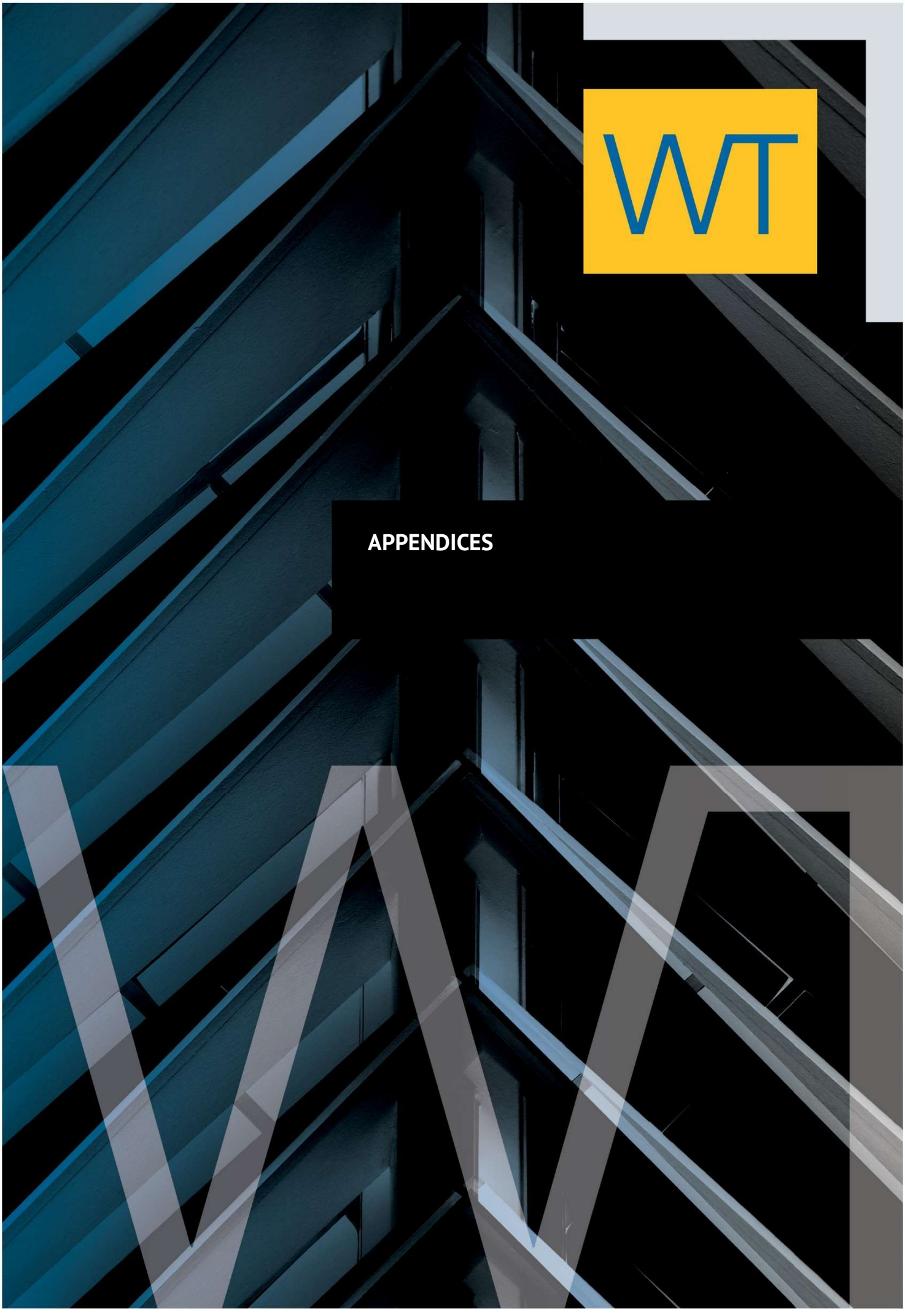
Issue	Details/Mitigation	RAG Rating
Development Costs		
Asbestos Removal Scope of Works	Until the asbestos strip for the whole of the building is tendered this figure is "at large" and could increase. The programme could also extend.	
No design for refurbished library	The cost estimate has been based on assumed layout and finishes, the end figure could increase or decrease depending on final design developed.	
Structural Issues	Once asbestos is removed, access to the building is available and existing finishes are removed further structural issues could be identified.	
Water Ingress	Once asbestos is removed and access to the building is available the extent of damage from water ingress could increase the remedial works scope.	
External Works	Further works identified to the external of the structure	
Inflation	The BCIS figures utilised for inflation could increase or decrease depending on actual market conditions	
Approvals	Should approval periods at any stage be delayed this could increase the overall programme length	

Due to the amount of outstanding risk, the Contingency in the cost estimate has been set at 20% of construction value

7. ROUTE TO PRE-TENDER ESTIMATE

The Council have requested clarity on the steps necessary to allow the production of a detailed pre-tender estimate that will enable a decision to be made whether to formally tender the works to the market. There are a number of activities that need to occur before this document can be produced. The building needs to be cleared of asbestos to allow access for design consultants to the building and for surveys to be carried out. The pre-tender estimate will be carried out at the end of RIBA Stage 4 once a design has been fully developed. The table below includes the costs the Council would need to incur to get to a pre-tender estimate. The asbestos removal works are subject to change once tendered and the design consultant fees would need to be competitively procured. A 20% contingency figure has been included to allow for fluctuations in these figures.

SERVICE	OUTLINE COST
Architect (Stage 1-4)	£160,000
MEP Services Engineer (Stage 1-4)	£51,500
Allowance for Structural survey and advice	£30,000
Fire Consultant (Stage 1 – 4)	£17,300
3D internal and external survey	£10,000
Building Control	£10,000
Principal Designer (CDM)	£12,046.82
Principal Designer (BSA)	£15,059
Project Manager	£37,721.62
Quantity Surveyor	£42,239.18
WORKS	**OUTLINE COST**
Asbestos Removal Plant Room	£124,800
Roof Replacement including Scaffolding	£821,338
Asbestos Removal Whole Building	£1,900,000
SUB-TOTAL	**£3,232,004.62**
CONTINGENCY @ 20%	**£646,400.00**
TOTAL	**£3,878,405.54**



APPENDICES

APP. A – HIGH LEVEL PROGRAMME

ID	Task Name	Duration	Start	Finish
1	**Grimsby Central Library**	**882 days**	**Fri 28/11/25**	**Mon 16/04/29**
2	WT Cost Plan	0 days	Fri 28/11/25	Fri 28/11/25
3	Select Committee	0 days	Wed 14/01/26	Wed 14/01/26
4	Asbestos Removal Plant Room	10 wks	Mon 01/12/25	Fri 06/02/26
5	**Roof Repair / Replacement**	**121 days**	**Mon 16/02/26**	**Mon 03/08/26**
6	Roof Survey	1 day	Mon 16/02/26	Mon 16/02/26
7	Tender Pack for Roof Works	2 wks	Tue 17/02/26	Mon 02/03/26
8	Tender for Roof Works	2 wks	Tue 03/03/26	Mon 16/03/26
9	Tender Review and Report	1 wk	Tue 17/03/26	Mon 23/03/26
10	Roof Works Confirmed Cost	0 days	Mon 23/03/26	Mon 23/03/26
11	Roof works Approval Period Including Cabinet	3 wks	Tue 24/03/26	Mon 13/04/26
12	Roof replacement	16 wks	Tue 14/04/26	Mon 03/08/26
13	**Asbestos Strip (Full)**	**346 days**	**Mon 01/12/25**	**Mon 29/03/27**
14	Asbesto Strip Specification	6 wks	Mon 01/12/25	Fri 09/01/26
15	Asbestos Strip Tender Docs	4 wks	Mon 09/03/26	Fri 03/04/26
16	Asbestos Strip Tender	6 wks	Mon 06/04/26	Fri 15/05/26
17	Tender Review and Report	3 wks	Mon 18/05/26	Fri 05/06/26
18	Asbestos Strip Confirmed Cost	0 days	Fri 05/06/26	Fri 05/06/26
19	Asbestos Strip Approval Period Including Cabinet	4 wks	Mon 08/06/26	Fri 03/07/26
20	Instruction to Proceed	0 days	Fri 03/07/26	Fri 03/07/26
21	Asbestos Strip Mobilisation	4 wks	Mon 06/07/26	Fri 31/07/26
22	Asbestos Strip Works	8 mons	Tue 18/08/26	Mon 29/03/27
23	**Consultant Team Procurement**	**65 days**	**Tue 01/12/26**	**Mon 01/03/27**
24	Produce Tender Packs	3 wks	Tue 01/12/26	Mon 21/12/26
25	Tender Period	4 wks	Tue 22/12/26	Mon 18/01/27
26	Review and Report on tenders	3 wks	Tue 19/01/27	Mon 08/02/27
27	Approval to Appoint Consultants	3 wks	Tue 09/02/27	Mon 01/03/27
28	**Design Development**	**155 days**	**Tue 02/03/27**	**Mon 04/10/27**
29	RIBA 1	6 wks	Tue 02/03/27	Mon 12/04/27
30	RIBA 2	6 wks	Tue 20/04/27	Mon 31/05/27
31	RIBA 3	10 wks	Tue 01/06/27	Mon 09/08/27
32	RIBA 4	8 wks	Tue 10/08/27	Mon 04/10/27
33	**Surveys**	**5 days**	**Tue 13/04/27**	**Mon 19/04/27**
34	3D Internal and External Survey	5 days	Tue 13/04/27	Mon 19/04/27
35	Structural Survey	1 day	Tue 13/04/27	Tue 13/04/27
36	Refurbishment Survey	2 days	Tue 13/04/27	Wed 14/04/27
37	Cost Estimate Update RIBA 1	0 days	Tue 20/04/27	Tue 20/04/27
38	Cost Estimate Update RIBA 2	0 days	Mon 31/05/27	Mon 31/05/27
39	Cost Estimate Update RIBA 3	0 days	Mon 09/08/27	Mon 09/08/27
40	Pre-Tender Cost Estimate	4 wks	Tue 21/09/27	Mon 18/10/27
41	Scrutiny Engagement	3 wks	Tue 19/10/27	Mon 08/11/27
42	Approval to proceed with Tender including Cabinet	4 wks	Tue 09/11/27	Mon 06/12/27
43	Prepare Tender Documents	6 wks	Tue 21/09/27	Mon 01/11/27
44	Tender main works	8 wks	Tue 07/12/27	Mon 31/01/28
45	Tender Review and Report	4 wks	Tue 01/02/28	Mon 28/02/28
46	Confirmed Tender Figure	0 days	Mon 28/02/28	Mon 28/02/28
47	Main Works Approval Period Including Cabinet	5 wks	Tue 29/02/28	Mon 03/04/28
48	Design Period	10 wks	Tue 04/04/28	Mon 12/06/28
49	Mobilisation	4 wks	Tue 04/04/28	Mon 01/05/28
50	Works (Min Scope)	36 wks	Tue 02/05/28	Mon 08/01/29
51	Handover Library	0 days	Mon 08/01/29	Mon 08/01/29
52	Optional Fitout to Med or Max Spec	14 wks	Tue 09/01/29	Mon 16/04/29