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**Report To:** Education & Communities Committee      **Date:** 4 September 2012

**Report By:** Corporate Director Education, Communities & Organisational Development and Chief Financial Officer      **Report** EDUCOM/19/12/EM

**Contact Officer:** Eddie Montgomery      **Contact No:** 01475 712472

**Subject:** Capital Programme 2012 – 16/17 - Progress

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## **1.0 PURPOSE**

- 1.1 The purpose of the report is to update the Committee in respect of the status of the projects forming the Education Capital Programme and to highlight the overall financial position.

## **2.0 SUMMARY**

- 2.1 This report advises Committee in respect of the progress and financial status of the projects within the overall Education Capital Programme.
- 2.2 The Capital Programme reflects the revised School Estate Funding Model as reported to the November 2011 Committee and covers the period 2012-2016/17.
- 2.3 Overall the Committee is projecting to contain the costs of the 2012-16/17 Capital Programme within available budgets.
- 2.4 Appendix 1 contains details of the projected spend and cashflow for the Capital Programme over the 4 years of the current programme.

## **3.0 RECOMMENDATIONS**

- 3.1 That the Committee note the progress on the specific projects detailed in Appendix 1.

Albert Henderson  
Corporate Director Education,  
Communities &  
Organisational Development  
10<sup>th</sup> August 2012

Alan Puckrin  
Chief Financial Officer  
10<sup>th</sup> August 2012

## **4.0 BACKGROUND**

- 4.1 This report shows the current position of the approved Education Capital Programme reflecting the allocation of resources approved by the Committee at the meeting on 13<sup>th</sup> March 2012. This allocation forms the basis of the School Estate Programme to completion.
- 4.2 The School Estate Strategy approved by the Committee gives a comprehensive programme which will enable the Council's entire school stock to be modernised. The programme runs for more than 16 years. The Education Capital Programme detailed in this report shows details of projects which will incur expenditure up to March 2017.

## **5.0 WHINHILL PRIMARY SCHOOL REFURBISHMENT & EXTENSION**

- 5.1 Whinhill Primary School Refurbishment – Following initial delays in relation to the diversion of the existing pressurised water main, the main Contractor took partial possession of the site on 12<sup>th</sup> April with completion anticipated early July 2012. As previously reported to Committee the project experienced further problems in connection with ash deposits found on site necessitating extensive groundworks. An extension of time was awarded extending the contract period and completion date until 10<sup>th</sup> August 2012. The project is now, as of the date of this report, in the process of being handed over in readiness for the staff returning on the 13<sup>th</sup> August and the pupils' first day on the 16<sup>th</sup> August. The project is currently reporting an over expenditure of approximately 4% (approved by the March 2012 Committee) as a result of the issues previously highlighted in connection with the additional works required and the negotiations on the final account are on-going with a final position expected to be able to be reported to the next Committee.

## **6.0 PORT GLASGOW SHARED CAMPUS**

- 6.1 Works commenced on site on the 3<sup>rd</sup> October 2011 to complete mid July 2013. The Contractor is progressing on site. The early work packages are now all complete i.e. demolition, culvert diversion, drainage/attenuation and foundation works. The Contractor has split the building into sections for construction and a brief summary of each is included below:

Sports Block - The sports block and associated changing rooms are progressing well with current activities concentrating on achieving wind and watertight envelope to allow internal works to commence. Structural steel is complete with roofing works to the main sports hall due for completion in the next 2 weeks. The roofing to the changing rooms is also well underway with the first of the roof-lights arriving on site in the next week or so. The glazing to the North lights above the Gym areas are programmed to commence within the next few weeks following completion of the roof. Brickwork cladding is underway following the completion of the Steel Framing System and Insulation to the main elevations. Internally, the division walls to the changing rooms have commenced with fire protection to the plant-room steel completed to allow block-work infill panels to be constructed to these areas, including the electrical sub-station room.

Teaching Block - Works to the structural concrete frame of the main teaching block continue to be pushed with both South and North teaching arms now at full height with roof slabs in place. Works to these areas are now concentrating on forming parapets and screeds to facilitate commencement of roofing works. The central admin and assembly hall area continues with preparation underway to form the roof slabs. The rear areas are complete to second floor with columns to roof largely completed with roof slab support systems being erected. Precast concrete stairs are programmed to commence within the next few weeks to allow access.

ASN (Craigmarloch) Wing - Works to the substructure are nearing completion with final concrete slab to the Hydrotherapy pool being completed this week. Brickwork has commenced with timber kit erection complete to Phase 1 (secondary school area) and roofing works ongoing. Phase 2 timber kit (primary school area) is progressing well with walls in place awaiting roof sections and phases 3 and 4 (common areas) timber kit will be commencing shortly. Steelwork to plant areas has been completed with metal decking for floor slabs commenced and first floor slabs being placed thereafter.

Externals - Works to the external features are progressing well with the sports pitches receiving their final formations and retaining structures to allow the follow on works to commence within the next month. Fencing to the site has been completed to South and West areas of the site and around the new roundabout. Retaining walls are programmed to commence in the next month or so to the North East perimeter of the site to allow fencing works to continue. Utility infrastructure works have commenced with the High Voltage supply to the sub-station being run in from Kilmacollm Road through the site to the sub-station.

The Contractor is however reporting progress behind on the original programme due to some poorer weather conditions and procurement delays on some work packages. The Contractor is endeavouring to recover this time across the remainder of the programme. The project is within budget.

## **7.0 ST COLUMBA'S HIGH SCHOOL**

7.1 Works commenced on site on the 16<sup>th</sup> January 2012 to complete June 2013. The Contractor has completed the internal strip out and partial demolition works and the foundations, ground floor slab and external walls have now progressed on the West Wing new extension. First fix Mechanical & Electrical services have commenced in the Central Block, North Wing, Fitness Suite, Gym and Dining areas. Construction of lift shafts in the Central Block have commenced and the structural steelwork in the Central Block is nearing completion. External brickwork at the North Wing is nearing completion and slab in-fills and temporary roof protection are complete. Work on the 3G pitch is underway and the upper level access road / footpath have now been formed with external drainage works on-going. Works will commence shortly on roofing at the Fitness Suite, Assembly Hall and North Wing together with various structural repairs to floors and slabs. The project is currently on programme and within budget.

## **8.0 MEARNS CENTRE (REFURBISHMENT OF ST LAURENCE'S PRIMARY SCHOOL)**

8.1 Works commenced on site on the 16<sup>th</sup> July 2012 to complete April 2013. The Contractor has commenced the internal strip out works and will be progressing the partial demolition works thereafter. The project is progressing to the agreed construction programme and is within the approved budget.

## **9.0 BINNIE STREET CHILDREN'S CENTRE**

9.1 Works commenced on site on 19<sup>th</sup> September 2011 to complete June 2012. As previously reported to Committee the project experienced delay due to discovery of extensive rot within timbers. An extension of time was awarded extending the contract period and completion date until 3<sup>rd</sup> August 2012. The project is now complete and was handed over on the 3<sup>rd</sup> August in readiness for the staff returning on the 13<sup>th</sup> August and first day of full operation on the 20<sup>th</sup> August. The project is currently reporting an over expenditure of approximately 7% (approved by the January 2012 Committee) as a result of the issues previously highlighted in connection with the additional rot works required and the negotiations on the final account are on-going with a final position expected to be able to be reported to the next Committee.

## **10.0 PRIMARY SCHOOL ACCELERATED PROGRAMME**

10.1 The March 2012 Committee approved an accelerated programme of works to 8 Primary Schools which is now being implemented. Various works have been progressed and a summary of the works completed or in progress is outlined below:

### Gourock Primary School

- Partial re-decoration works completed over summer holiday period.

### Kilmacolm Primary School

- Re-roofing works complete.
- Partial re-decoration and floor covering replacement completed over summer holiday period.

### Lady Alice Primary School

- Partial playground re-surfacing completed over Easter holiday period.
- Partial re-decoration and floor covering replacement completed over summer holiday period.

### Moorfoot Primary School

- Partial Toilet Refurbishment & Garvel Relocation and Gym/Dining floor covering replacement – on site, nearing completion.
- Curtain Walling & Windows – on site.

### St John's Primary School

- Roofing Works – on site, nearing completion.
- Partial re-decoration and floor covering replacement completed over summer holiday period.

### St Mary's Primary School

- Toilet Refurbishment - on site, nearing completion.
- Partial re-decoration and floor covering replacement completed over summer holiday period.

### St Ninian's Primary School

- Partial floor covering replacement completed over summer holiday period.

### St Patrick's Primary School

- Playground resurfacing (all remaining areas) completed over summer holiday period.

Further works will be undertaken throughout the remainder of this financial year utilising holiday periods, out of hours working and term time works where schools have the capacity to accommodate this.

## **11.0 FINANCIAL IMPLICATIONS**

11.1 The approved budget for 2012/13 is £34.248M. The Committee is projecting to spend £34.301M, an increase of £53K in connection with the additional life cycle fund expenditure being brought forward to 2012/13 for the Moorfoot Primary School Window Replacement and Curtain Walling project. The expenditure at 30<sup>th</sup> June 2012 is £5.393M from a revised budget of £34.301M. This is expenditure of 15.72% of the revised budget after 25% of the year.

11.2 The current budget position as amended to reflect the review of the School Estate Funding model reported to the March 2012 Committee is £92.206M, made up of £55.688M Supported Borrowing and £36.518M Prudential Borrowing. The Current Projection is £92.206M.

11.3

| Education and Lifelong Learning | Approved Budget<br>£000 | Current Position<br>£000 | Overspend /<br>(Underspend)<br>£000 |
|---------------------------------|-------------------------|--------------------------|-------------------------------------|
| Total School Estate             | 90,906                  | 90,906                   | -                                   |
| Total Non School Estate         | 1,300                   | 1,300                    | -                                   |
| <b>Total</b>                    | <b>92,206</b>           | <b>92,206</b>            | -                                   |

11.4 Please refer to the status reports for each project contained in Appendix 1.

## **12.0 CONSULTATION**

12.1 There are no direct staffing implications in respect of the report and as such the Head of Organisational Development, HR and Communications has not been consulted.

12.2 There are no legal issues arising from the content of this report and as such the Head of Legal and Democratic Services has not been consulted.

## **13.0 EQUALITIES**

13.1 There are no equalities issues.

## **14.0 LIST OF BACKGROUND PAPERS**

14.1 Education Capital Programme Technical Progress Reports August 2012. (A technical progress report is a project specific report which details the financial and progress position for current projects which have a legal commitment).

CAPITAL REPORT APPENDIX 1

COMMITTEE: EDUCATION & COMMUNITIES

| Project Name  | 1                       | 2                             | 3                                     | 4                               | 5                             | 6                    | 7                    | 8                    | 9                    | 10                   | 11         | 12                             | 13                            | Status   |
|---|-------------------------|-------------------------------|---------------------------------------|---------------------------------|-------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|------------|--------------------------------|-------------------------------|--|
|   | Est. Total Cost<br>£000 | Actual to<br>31/12/12<br>£000 | Approved<br>Budget<br>2012/13<br>£000 | Revised Est.<br>2012/13<br>£000 | Actual to<br>30/06/12<br>£000 | Est. 2013/14<br>£000 | Est. 2014/15<br>£000 | Est. 2015/16<br>£000 | Est. 2016/17<br>£000 | Future Years<br>£000 | Start Date | Original<br>Completion<br>Date | Current<br>Completion<br>Date |  |
| <b>SEMP - Capital Programme Projects</b>                  |                         |                               |                                       |                                 |                               |                      |                      |                      |                      |                      |            |                                |                               |  |
| Sacred Heart PS - Decant School Upgrade                   | 500                     | 14                            | 15                                    | 15                              | 0                             | 455                  | 16                   | 0                    | 0                    | 0                    | Aug-11     | -                              | Aug-12                        | Scoping exercise completed by SET being priced by Building Services. Brief for modular accommodation being finalised. Works to path completed. |
| Whinhill PS (Overton / Highlanders) - Refurbishment & Ext | 5,089                   | 3,443                         | 1,484                                 | 1,484                           | 467                           | 162                  | 0                    | 0                    | 0                    | 0                    | Oct-10     | Jul-12                         | Jul-12                        | Complete.  |
| Gourock HS - Refurbishment for St Columba's HS            | 14,667                  | 1,587                         | 7,172                                 | 7,172                           | 651                           | 5,656                | 252                  | 0                    | 0                    | 0                    | Jan-12     | -                              | Jun-13                        | On site.   |
| Inverkip PS - Refurbishment                               | 595                     | 362                           | 90                                    | 90                              | 11                            | 143                  | 0                    | 0                    | 0                    | 0                    | Jul-11     | -                              | Aug-12                        | Phases 1 and 2 complete. Nursery works on site nearing completion.   |
| ASN School - New Build                                    | 10,628                  | 984                           | 5,759                                 | 5,759                           | 233                           | 3,734                | 151                  | 0                    | 0                    | 0                    | Oct-11     | -                              | Jul-13                        | On site.   |
| Road Improvements - PPP Secondary Schools                 | 376                     | 61                            | 191                                   | 191                             | 4                             | 124                  | 0                    | 0                    | 0                    | 0                    | Jun-11     | Aug-11                         | Oct-12                        | Steps and handrail works complete. Footpath works to Cores Reservoir complete. Park n Stride car park at tender issue stage.                   |
| Demolish Greenock Academy                                 | 164                     | 71                            | 0                                     | 0                               | 0                             | 0                    | 0                    | 91                   | 2                    | 0                    | Sep-15     | -                              | Nov-15                        | Demolition delayed. Building in temporary use.   |
| Demolish Kings Glen PS                                    | 221                     | 0                             | 160                                   | 160                             | 2                             | 61                   | 0                    | 0                    | 0                    | 0                    | Sep-12     | -                              | Nov-12                        | Tender documents issued.   |
| Demolish St Stephens HS                                   | 556                     | 0                             | 0                                     | 0                               | 0                             | 530                  | 28                   | 0                    | 0                    | 0                    | Sep-13     | -                              | Dec-13                        |  |
| Demolish Lilybank   | 124                     | 0                             | 0                                     | 0                               | 0                             | 117                  | 7                    | 0                    | 0                    | 0                    | Aug-13     | -                              | Oct-13                        |  |
| Kilmacollm PS Re-Roofing                                  | 258                     | 23                            | 235                                   | 235                             | 219                           | 0                    | 0                    | 0                    | 0                    | 0                    | Apr-12     | Jun-12                         | Jun-12                        | Complete.  |
| Moorfoot PS Windows & Curtain Walling                     | 400                     | 0                             | 337                                   | 390                             | 42                            | 10                   | 0                    | 0                    | 0                    | 0                    | Jun-11     | -                              | Oct-12                        | On site.   |
| Primary School - Accelerated Programme (Various Schools)  | 1,450                   | 0                             | 620                                   | 620                             | 22                            | 830                  | 0                    | 0                    | 0                    | 0                    | Apr-12     | -                              | Mar-14                        | Phased programme of works underway.  |
| Argowan PS - Refurbishment                                | 4,491                   | 0                             | 201                                   | 201                             | 0                             | 2,592                | 1,579                | 119                  | 0                    | 0                    | Jul-13     | -                              | Aug-14                        | Brief issued to Technical Services.  |
| St Patrick's PS - Refurbishment                           | 5,436                   | 0                             | 0                                     | 0                               | 0                             | 0                    | 220                  | 2,461                | 2,616                | 139                  | Jul-15     | -                              | Oct-16                        | Brief issued. At design.   |
| Kings Oak PS Janitors House Demolition                    | 20                      | 0                             | 20                                    | 20                              | 0                             | 0                    | 0                    | 0                    | 0                    | 0                    | Sep-12     | -                              | Oct-12                        | Complete.  |
| Binnie Street Children's Centre - Capital Contribution    | 90                      | 0                             | 90                                    | 90                              | 0                             | 0                    | 0                    | 0                    | 0                    | 0                    | Sep-11     | Jun-12                         | Aug-12                        | Complete.  |
| Balance of Lifecycle Fund                                 | 2,301                   | 0                             | 0                                     | 0                               | 0                             | 296                  | 487                  | 601                  | 917                  | 0                    |            |                                |                               |  |
| Balance of Contingency                                    | 1,205                   | 0                             | 325                                   | 305                             | 0                             | 600                  | 100                  | 100                  | 100                  | 0                    |            |                                |                               |  |
| Future Projects   | 6,998                   | 0                             | 0                                     | 0                               | 0                             | 0                    | 19                   | 377                  | 262                  | 6,340                |            |                                |                               |  |
| Complete on site  | 117                     | 0                             | 117                                   | 117                             | 0                             | 0                    | 0                    | 0                    | 0                    | 0                    |            |                                |                               |  |
| <b>Non Prudentially Funded SEMP</b>                       | <b>55,688</b>           | <b>6,545</b>                  | <b>16,796</b>                         | <b>16,849</b>                   | <b>1,651</b>                  | <b>15,310</b>        | <b>2,859</b>         | <b>3,749</b>         | <b>3,897</b>         | <b>6,479</b>         |            |                                |                               |  |
| <b>SEMP-Prudentially Funded Projects</b>                  |                         |                               |                                       |                                 |                               |                      |                      |                      |                      |                      |            |                                |                               |  |
| Port Glasgow Shared Campus Secondary School               | 32,754                  | 4,152                         | 14,695                                | 14,695                          | 3,485                         | 13,426               | 481                  | 0                    | 0                    | 0                    | Oct-11     | -                              | Jul-13                        | On site.   |
| St Laurences PS - Refurb for Meams Centre                 | 2,343                   | 142                           | 2,131                                 | 2,131                           | 8                             | 70                   | 0                    | 0                    | 0                    | 0                    | Jul-12     | -                              | Apr-13                        | On site.   |
| Complete on site  | 121                     | 0                             | 121                                   | 121                             | 16                            | 0                    | 0                    | 0                    | 0                    | 0                    |            |                                |                               |  |
|   | 35,218                  | 4,294                         | 16,947                                | 16,947                          | 3,508                         | 13,496               | 481                  | 0                    | 0                    | 0                    |            |                                |                               |  |
| <b>TOTAL SEMP CAPITAL</b>                                 | <b>90,906</b>           | <b>10,839</b>                 | <b>33,743</b>                         | <b>33,796</b>                   | <b>5,159</b>                  | <b>28,806</b>        | <b>3,340</b>         | <b>3,749</b>         | <b>3,897</b>         | <b>6,479</b>         |            |                                |                               |  |
| <b>Non-SEMP Prudentially Funded Projects</b>              |                         |                               |                                       |                                 |                               |                      |                      |                      |                      |                      |            |                                |                               |  |
| Binnie Street Children's Centre                           | 1,300                   | 725                           | 505                                   | 505                             | 234                           | 70                   | 0                    | 0                    | 0                    | 0                    | Sep-11     | Jun-12                         | Aug-12                        | Complete.  |
|   | 1,300                   | 725                           | 505                                   | 505                             | 234                           | 70                   | 0                    | 0                    | 0                    | 0                    |            |                                |                               |  |
| <b>TOTAL non-SEMP CAPITAL</b>                             | <b>1,300</b>            | <b>725</b>                    | <b>505</b>                            | <b>505</b>                      | <b>234</b>                    | <b>70</b>            | <b>0</b>             | <b>0</b>             | <b>0</b>             | <b>0</b>             |            |                                |                               |  |
| <b>TOTAL ALL CAPITAL PROJECTS</b>                         | <b>92,206</b>           | <b>11,564</b>                 | <b>34,248</b>                         | <b>34,301</b>                   | <b>5,393</b>                  | <b>28,876</b>        | <b>3,340</b>         | <b>3,749</b>         | <b>3,897</b>         | <b>6,479</b>         |            |                                |                               |  |