
Report To:	Education & Communities Committee	Date:	22 January 2013
Report By:	Corporate Director Education, Communities & Organisational Development and Chief Financial Officer	Report	EDUCOM/09/13/EM
Contact Officer:	Eddie Montgomery	Contact No:	01475 712472
Subject:	Capital Programme 2012 – 2016/17 – Progress		

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 School Estate Funding Model as reported to the March 2012 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 5 years of the current programme.

3.0 RECOMMENDATIONS

- 3.1 That the Committee note the progress on the specific projects detailed in Appendix 1.
- 3.2 That the Committee approve the revision of the Ardgowan Primary School Refurbishment budget allocation and utilisation of the overall capital programme contingency/shared campus contingency to address the revised scope of works as outlined in Section 9.1. The Committee is also asked to approve the issue of tenders, and grant delegated authority to the Head of Legal & Democratic Services to accept the lowest acceptable tender, provided the cost is within the revised budget allocation for the project as detailed in Section 9.1.

- 3.3 That the Committee note the position with the anticipated additional expenditure on the Whinhill Primary School (Refurbishment of Former Overton PS) project as detailed in Section 10.1 and approve expenditure within the cost limits of the available 2012/13 Capital Programme contingency with a further update report to be provided when the final account has been agreed.

Albert Henderson
Corporate Director Education,
Communities &
Organisational Development
10th December 2012

Alan Puckrin
Chief Financial Officer
10th December 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 30th October 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 PORT GLASGOW SHARED CAMPUS

- 5.1 Works commenced on site on the 3rd 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. The internal fit-out of the plant areas now underway. The Gym halls are taking shape with final wall treatments progressing. The main roof-lights are now in place and is effectively wind and watertight. The changing rooms are ready for internal finishes with external windows now in place and plastering to walls following M&E 1st fix due to commence. The final external granite rain-screen cladding is due to commence. The substation has been fitted and cabled up awaiting final power on. External metal doors are fitted. Main boilers and air handling equipment have been installed.

Teaching Block - The concrete frame has now been completed and the focus of the works is to complete the external masonry envelope. The welcoming arms external walls are completed with internal block-work partitions now in place. Windows are now being fitted to allow internal finishes to be commenced. The central core areas are also progressing with the Oratory pods being put in place and other areas progressing for attaining wind and watertight stage. 1st fix M&E installation is progressing with plasterworks due to commence. Roof-lights are being fitted in conjunction with this work.

ASN (Craigmarloch) Wing - Works to the timber kit structure on Phases 1 to 4 are now complete with last section to Phase 2 being completed now the crane has been removed. Fit-out has commenced to Phase 1 with plaster boarding and M&E 1st fix items following fitment of windows. Superstructure facade treatments are progressing with brickwork, rain-screen granite cladding and aluminium cladding progressing. The Glulam structure has been completed to the assembly hall. Fit-out will commence to the remaining areas as the roof areas are completed.

Externals - Works to the external features are progressing well with the sports pitches construction nearing completion and retaining walls being progressed to Kilmacolm Road. Completion of fencing works will follow the retaining walls and utility infrastructure is on-going. Awaiting confirmation of dates for water and gas infrastructure works to commence. Telecommunication infrastructure being co-ordinated with BT and Virgin for ducting and cabling works.

As previously reported to Committee the Contractor is reporting progress behind on the original programme but is endeavouring to recover as much time as possible across the remainder of the programme. The project is within budget.

6.0 ST COLUMBA'S HIGH SCHOOL

6.1 Works commenced on site on the 16th January 2012 to complete June 2013. The Contractor has split the building into sections for construction and a brief summary of each is included below:

West Wing – Structural concrete to walls and columns to roof level substantially completed with steelwork erection imminent; brickwork on-going; sprinkler tank preparation complete; first fix electrical containment on-going; internal partition wall metal works commenced; window installation imminent.

Central Block – structural floor steel works complete; lift shaft complete; external brickwork to NW elevation complete; internal partitions to 1st floor boarding on-going;; first fix electrical containment, plumbing and sprinkler works on-going; window and curtain walling works commencing in circa 3 weeks.

Fitness Suite / Assembly / North Wing / Sports – structural steelwork to parapets complete; internal wall rendering commenced; external fascia works 90% complete; Roofing complete; plant support steelwork complete; preparation for floor screeds commenced; first fix electrical containment and plumbing works on-going; windows complete to assembly/dining; steelwork and preparation works for lifts in progress.

External Works – drainage, service ducts, roads and car parks on-going; MUGA and sports pitch progressing with kerbing and fencing commenced; Eco garden area 70% complete; new sub-station works complete.

The project is currently slightly behind programme. The project is within budget.

7.0 MEARNS CENTRE (REFURBISHMENT OF FORMER ST. LAURENCE'S PRIMARY SCHOOL)

7.1 Works commenced on site on the 16th July 2012 to complete April 2013. The Contractor has completed the partial demolition, internal downtakings and stripping out works. Internal brick, block and structural alterations have been completed with first fix mechanical and electrical installation works on-going. Works to internal stud partitions and wall linings are well advanced with internal/external drainage and roofing works on-going. Windows are currently being installed. The Contractor is reporting overall progress behind the agreed construction programme but is endeavouring to recover as much time as possible across the remainder of the programme. The project is within budget.

8.0 PRIMARY SCHOOL ACCELERATED PROGRAMME

8.1 The March 2012 Committee approved an accelerated programme of works to 8 Primary Schools. Various works have been completed as previously reported to Committee and a summary of current and projected progress is included below:

2012/13 Capital Programme works

- Lady Alice PS Playground Resurfacing – complete.
- Moorfoot PS – Partial Toilet Refurbishment – complete.
- St John's PS – Roof Overhaul – complete.
- St Mary's PS – Toilet Refurbishment – complete.
- St Patrick's PS – Playground Resurfacing – complete.
- Lady Alice/St Mary's/St Ninian's PS – External Door Replacement – planned for completion prior to end of financial year.
- Moorfoot PS – Grass Pitch Upgrade – seasonal works now planned for completion 2013/14.

2012/13 Revenue Programme of works

- Gourock PS – Partial Redecoration – complete.
- Kilmacolm PS – Partial Redecoration/Replacement Floor Covering – complete.
- St John's PS - Partial Redecoration/Replacement Floor Covering – complete.
- St Ninian's PS - Partial Redecoration/Replacement Floor Covering – complete.
- St Mary's PS - Partial Redecoration/Replacement Floor Covering – complete.
- Lady Alice PS - Partial Redecoration/Replacement Floor Covering – complete.
- Moorfoot PS - Partial Redecoration/Replacement Floor Covering – complete.

The 2012/13 allocation is now almost fully committed/expended with some further minor works planned prior to the end of the financial year.

The 2013/14 programme is under review. The report submitted to the October Committee outlining possible further opportunities for acceleration of the Primary School Refurbishment programme, if approved to proceed, may require a review of planned 2013/14 projects and this will be detailed in a future report to Committee.

9.0 ARDGOWAN PRIMARY SCHOOL REFURBISHMENT

9.1 The brief for the Ardgowan Primary School Refurbishment project was issued in June 2012. Since that initial issue the School Estate Team have met regularly with the Design Team and stakeholders to discuss the brief and aspects of the design/project processes including the proposed decant to the former Sacred Heart Primary School building. Discussion has also taken place on the timing of the decant which is currently being proposed for late May/early June 2013 subject to final confirmation/consultation.

Progress has been made on obtaining the necessary building information required to progress the design through various surveys e.g. measured, thermographic and drain surveys. Ground investigation work and disruptive surveys of the existing building structure have also been undertaken. All of the survey works have taken place during holiday periods or out of hours to minimise disruption to the school.

Progress has also been made on the concept design although it has not been possible to achieve a satisfactory design solution without some alteration to the original assumed scope. In order to best address the existing buildings inherent design deficiencies some major alterations are proposed to the internal floor levels and it is also proposed to add an extension to form a new assembly/gym hall. As part of the overall review the revised scope of works is likely to extend the construction period and it is now anticipated that the school would be complete in time to allow a transfer in October 2014. A cost check has been carried out on the concept design and this confirms that the anticipated cost exceeds the current available budget of £4.491M. It is proposed to address this by reviewing the overall SEMP funding model as follows:

- Allocate part 2013/14 contingency (£600K) and reduce the contingency for the Port Glasgow Shared Campus by £500K and allocate to the Ardgowan Primary School project.
- Review project cost plan throughout the design stages to ensure revised allowance is not exceeded.

Approval is therefore requested to revise the overall project cost allowance for the Ardgowan Primary School Refurbishment project to £5.578M as outlined above to allow the project to proceed. The expenditure will be contained within the overall Education Capital programme and current model allowances.

10.0 WHINHILL PRIMARY SCHOOL REFURBISHMENT

10.1 The Refurbishment and Extension of Whinhill Primary School was completed in August 2012. As reported to the September 2012 Committee, the project is currently reporting an over expenditure of approximately 4% (approved by the March 2012 Committee) as a result of the various issues previously highlighted in connection with project specific risks and the additional works required. It was previously reported that the negotiations on the final account were on-going and this remains the position. However, in accordance with the terms and conditions of the construction contract, there is a requirement for interim payments (following completion of the works) to be made as and when additional amounts are ascertained and confirmed due to the Contractor. As such where it is not possible to agree the overall final account to enable a single report to be submitted to Committee and given the relative infrequency of Committee meetings, it is necessary to obtain approval to exceed the current approved budget to enable the Council to comply with its contractual obligations on interim payments when sums are certified due to the Contractor. Approval is therefore sought for expenditure within the cost limits of the available 2012/13 Capital Programme contingency with a further update report to be provided when the final account has been agreed.

11.0 FINANCIAL IMPLICATIONS

11.1 The approved budget for 2012/13 is £34.248M. The Committee is projecting to spend £32.751M. This is a reduction of £1.49M (4.35%) due to slippage into future years with the majority of this attributed to the large projects i.e. Port Glasgow Shared Campus, St Columba's High School and Mearns Centre which are progressing behind the original construction programmes. The expenditure at 30th November 2012 is £18.749M from a budget of £34.248M. This is expenditure of 54.74% of the budget (or 57.24% of the revised projection) after 66.6% of the year.

11.2 The current budget position as amended to reflect the October 2012 review of the School Estate Funding model is £91.701M, made up of £55.183M Supported Borrowing and £35.518M Prudential Borrowing. The Current Projection is £91.701M.

11.3

Education and Lifelong Learning	Approved Budget £000	Current Position £000	Overspend / (Underspend) £000
Total School Estate	90,401	90,401	-
Total Non School Estate	1,300	1,300	-
Total	91,701	91,701	-

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 December 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	Actual to 31/3/12	Approved Budget 2012/13	Revised Est. 2012/13	Actual to 30/11/12	Est 2013/14	Est 2014/15	Est 2015/16	Est 2016/17	Future Years	Start Date	Original Completion Date	Current Completion Date	
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000				
SEMP - Capital Programme Projects														
Sacred Heart PS - Decant School Upgrade	500	14	15	15	4	355	116	0	0	0	Sep-12	-	Oct-13	Works commenced through Building Services. Modular accommodation relocation surveys underway.
Whinhill PS (Overton / Highlanders) - Refurbishment & Ext	5,089	3,443	1,484	1,503	1,503	143	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	6,672	3,047	6,156	252	0	0	0	Jan-12	Jun-13	Jun-13	On site.
Inverkip PS - Refurbishment	595	362	90	159	142	74	0	0	0	0	Jul-11	Aug-12	Jan-13	Final phase works to former Nursery room underway.
ASN School - New Build	10,628	984	5,759	5,759	207	3,734	151	0	0	0	Oct-11	Jul-13	Jul-13	On site.
Road Improvements - PPP Secondary Schools	276	61	191	191	57	24	0	0	0	0	Jun-11	Aug-11	Dec-12	Steps and handrail works complete. Footpath works to Coves Reservoir complete. Park n Stride car park on site nearing completion.
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	99	0	160	96	61	3	0	0	0	0	Sep-12	Nov-12	Dec-12	On site nearing completion. Cost increase due to additional asbestos removal required.
Demolish St Stephens HS	558	0	0	0	0	330	228	0	0	0	Sep-13	-	Dec-13	
Demolish Lilybank	124	0	0	0	0	77	47	0	0	0	Aug-13	-	Oct-13	
Kilmacolm PS Re-Roofing	258	23	235	235	224	0	0	0	0	0	Apr-12	Jun-12	Jun-12	Complete.
Moorfoot PS Windows & Curtain Walling	397	0	337	372	329	25	0	0	0	0	Jun-11	Oct-12	Oct-12	Complete.
Primary School - Accelerated Programme (Various Schools)	1,450	0	620	489	373	961	0	0	0	0	Apr-12	-	Mar-14	Phased programme of works on-going. Majority of 2012/13 works complete.
Ardgowan PS - Refurbishment	4,491	0	201	201	26	1,153	3,018	119	0	0	Jul-13	-	Oct-14	Brief issued to Technical Services. Stage B design and cost completed.
St Patrick's PS - Refurbishment	5,342	0	0	0	0	0	215	2,417	2,572	138	Jul-15	-	Oct-16	
Kings Oak PS Janitors House Demolition	20	0	0	20	0	0	0	0	0	0	Feb-13	-	Mar-13	Brief issued. At design.
Binnie Street Children's Centre - Capital Contribution	90	0	90	90	90	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	1,430	0	325	430	0	700	100	100	100	0				
Future Projects	6,587	0	0	0	0	0	19	377	243	5,948				
Complete on site	117	0	117	117	101	0	0	0	0	0				
Non Prudentially Funded SEMP	55,183	6,545	16,796	16,349	6,164	14,031	4,633	3,705	3,834	6,086				
SEMP-Prudentially Funded Projects														
Port Glasgow Shared Campus Secondary School	31,754	4,152	14,695	14,195	11,653	9,926	3,481	0	0	0	Oct-11	Jul-13	Jul-13	On site.
St Laurences PS - Refurb for Mearns Centre	2,343	142	2,131	1,511	335	620	70	0	0	0	Jul-12	Apr-13	Apr-13	On site.
Prudential Funding Balance of Contingency	1,000	0	0	0	0	1,000	0	0	0	0				
Complete on site	121	0	121	121	23	0	0	0	0	0				
	35,218	4,294	16,947	15,827	12,011	11,546	3,551	0	0	0				
TOTAL SEMP CAPITAL	90,401	10,839	33,743	32,176	18,175	25,577	8,184	3,705	3,834	6,086				
Non-SEMP Prudentially Funded Projects														
Binnie Street Children's Centre	1,300	725	505	575	574	0	0	0	0	0	Sep-11	Jun-12	Aug-12	Complete.
	1,300	725	505	575	574	0	0	0	0	0				
TOTAL non-SEMP CAPITAL	1,300	725	505	575	574	0	0	0	0	0				
TOTAL ALL CAPITAL PROJECTS	91,701	11,564	34,248	32,751	18,749	25,577	8,184	3,705	3,834	6,086				