
Report To: Education & Communities Committee **Date:** 12 March 2013

Report By: Corporate Director Education, Communities & Organisational Development and Chief Financial Officer **Report** EDUCOM/34/13/EM

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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 October 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 issue of tender documents and grant delegated authority to the Head of Legal and Democratic Services to accept the lowest acceptable tender for St Mary's PS Rewire provided it is within the approved project budget.

Albert Henderson
Corporate Director Education,
Communities &
Organisational Development
15th February 2013

Alan Puckrin
Chief Financial Officer
15th February 2013

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 COMMUNITY CAMPUS

- 5.1 Works commenced on site on the 3rd October 2011 to complete mid July 2013. The Contractor is progressing on site. 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 continues to progress with LV switchboards now in place. The Gym halls are taking shape with final wall treatments progressing. The main roof-lights have been completed with plasterboard surrounds in place. The changing rooms are progressing with external windows now in place and plastering to walls well advanced. The final external granite rain-screen cladding is nearing completion. 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 - Focus of the works at present 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 fitted and internal finishes are underway with plastering to walls and services co-ordination in progress. The central core areas are also progressing with the Oratory pods in place and other areas progressing for attaining wind and watertight stage. 1st fix M&E installation is progressing with plasterworks underway. Roof-lights are fitted in conjunction with this work. Scaffold birdcages to the large open areas are now in place to allow works to these areas to commence. Balustrades to the Agora and all stairwells are now in place with finishing works to follow.

ASN (Craigmarloch) Wing - Works to the timber kit structure on Phases 1 to 4 are now complete. Fit-out is progressing well to Phase 1 & 2 with plaster boarding and Mechanical & Electrical 1st and 2nd fix items following on. Superstructure facade treatments are nearing completion with brickwork, rain-screen granite cladding and aluminium cladding progressing. Roofing works to the remaining phases is well advanced. Fit-out is commencing to these areas with the Hydrotherapy pool tank being installed. Services co-ordination is also continuing to all areas.

Externals - Works to the external features are progressing well with the sports pitches construction nearing completion and retaining walls also nearing completion to Kilmacolm Road. Completion of fencing works will follow the retaining walls and utility infrastructure is on-going. Water and gas infrastructure works are due to commence shortly. 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 and is endeavouring to recover as much time as possible across the remainder of the programme. Completion is however anticipated behind programme with transfer of the schools now scheduled for October 2013. 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 – sprinkler tank preparation complete; structural works completed with facing brickwork nearing completion; windows well advanced; first fix mechanical and electrical works on-going; floor screeds completed throughout with internal partitions, plasterboarding and finishes on-going.

Central Block – lift shaft complete; internal partitions, plasterboarding and finishes on-going; final areas of secondary steelwork nearing completion with facing brick well advanced and curtain walling underway.

Fitness Suite / Assembly / North Wing / Sports – structural works complete; mechanical and electrical first fix works substantially complete; internal partitions, plasterboarding and tiling nearing completion with ceilings underway; floor screeds well advanced; curtain walling and cladding panel installation complete with external insulation rendering commenced.

External Works – sub-station works complete; drainage, service ducts, roads and car parks well advanced; MUGA and sports pitch including kerbing and fencing nearing completion; Eco garden area substantially complete; preparation and trenching works for final services route underway.

The project is currently behind programme. Completion is however anticipated behind programme with transfer of the schools now scheduled for August 2013. The project is currently 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. As previously reported to Committee the Contractor has completed the early work packages i.e. partial demolition; internal downtakings and stripping out works; internal brick, block and structural alterations; drainage alterations etc.. The first fix mechanical and electrical installation works and the internal stud partitions and wall linings are now complete with internal plastering and screeding well advanced. Windows and external cladding are well advanced and nearing completion. The Contractor is reporting overall progress behind the agreed construction programme and although he is hoping to recover some time across the remainder of the programme, we anticipate completion will now be in May 2013. The project is currently within budget.

8.0 PRIMARY SCHOOL ACCELERATED PROGRAMME

8.1 The March 2012 Committee approved an accelerated programme of works to 8 Primary Schools. The majority of 2012/13 committed work has now been completed as previously reported to Committee. A summary of progress on the remaining original 2012/13 projects is included below:

2012/13 Capital Programme – remaining works

- Lady Alice/St Mary's/St Ninian's PS – External Door Replacement – currently out to tender. Expenditure likely now early 2013/14.
- Moorfoot PS – Grass Pitch Upgrade – seasonal works now planned for completion 2013/14.

2012/13 Revenue Programme of works

- The 2012/13 allocation of £250K is now fully committed/expended.

2013/14 Capital & Revenue Programmes

The 2013/14 Capital and Revenue programmes are under review. The Revenue funded works are being scheduled and prioritised for the financial year ahead in consultation with the various schools. In terms of Capital funded works the project list has been reviewed in light of the report submitted to the October Committee (and subsequent update report in January 2013) outlining possible further opportunities for acceleration of the Primary School Refurbishment programme. Following the Council's budget setting process and the special budget meeting on Thursday 14th February it has been announced that the further acceleration of the Primary School Refurbishment programme referred to in the above reports will be supported resulting in expenditure on St John's PS and Kilmacolm PS being brought forward. It was also announced that funding would be made available to upgrade existing grass pitches at 3 Primary Schools (Whinhill Primary School, Kilmacolm Primary School and St Ninian's Primary School). The above will impact on the previously agreed programme of accelerated works in respect of two projects planned for progression in 2013/14 as they may be aligned with the main refurbishment work contracts to minimise disruption to the schools and obtain better value for money allowing a more holistic approach to the upgrading of the schools. The projects affected are noted below:

- St John's PS - Dining Extension – previously noted as 2013/14 now proposed 2014/15 in line with the main contract refurbishment works.
- Kilmacolm PS- Toilet Refurbishment - previously noted as 2013/14 now proposed 2015/16 in line with the main contract refurbishment works.

A final decision on these projects will be taken following consultation with the schools.

9.0 ARDGOWAN PRIMARY SCHOOL REFURBISHMENT

- 9.1 The January 2013 Committee approved a revised project budget and scope of works for the Ardgowan Primary School Refurbishment project.

The works to the decant facility at Sacred Heart PS commenced in late September 2012 and are progressing well. Redecoration internally is complete and various joiner, electrical and data works have also been completed. The final phases of the works e.g floor covering replacement etc. will be undertaken over the course of the next few months. Enabling works for the relocation of temporary modular accommodation from the temporary shared campus in Port Glasgow will be taken forward in Spring to have foundations and utility connections ready for the relocation of the modular accommodation in October 2013. Two classrooms within St Andrew's Primary School will be utilised by Ardgowan PS for senior classes until that accommodation is available. The school staff of both schools are finalising the plans in this respect and will provide information to parents in due course. The decant transport arrangements are in progress with tenders issued for transport and locations of bus pick-up and drop-off points reviewed by representatives of the school, school estate team, roads,

health and safety, SPT (transport partners) and education services.

The School Estate Team continue to meet regularly with the Design Team on the progression of the design and it is anticipated that the Stage C report will be issued at the end of February 2013. A further meeting with stakeholders (Parent Council and School Staff) has been scheduled for the first week in March 2013 to present the proposals and obtain feedback.

10.0 NEW PROJECTS

10.1 As part of the March 2012 report to Committee on the Prioritisation and Acceleration of the Primary School Refurbishment programme it was agreed that the 2013/14 lifecycle fund (£296K allocation within the Capital Programme) be utilised to address the Electrical Rewire (Power and Lighting) at St Mary's Primary School. A project brief has been prepared and the project commissioned through the Council's Technical Services section to allow progression of the design and maximise use of the 2013 summer holiday period for a large proportion of the works. Approval is now required to issue and accept tenders in the normal manner in accordance with the Council's Standing Orders Relating to Contracts.

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 31st January 2013 is £23.287M from a budget of £34.248M. This is expenditure of 67.99% of the budget (or 71.08% of the revised projection) after 83.33% of the year.

11.2 The current budget position as amended to reflect the decisions taken at special budget meeting of the Council on Thursday 14th February 2012 is £97.986M, made up of £61.468M Supported Borrowing and £36.518M Prudential Borrowing. The Current Projection is £97.986M.

11.3

Education and Lifelong Learning	Approved Budget £000	Current Position £000	Overspend / (Underspend) £000
Total School Estate	96,686	96,686	-
Total Non School Estate	1,300	1,300	-
Total	97,986	97,986	-

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 February 2013. (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 31/01/13	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	2	355	116	0	0	0	Sep-12	-	Oct-13	Works progressing well internally. Modular accommodation relocation design ongoing.
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	4,608	5,156	1,252	0	0	0	Jan-12	Jun-13	Jul-13	On site.
Inverkip PS - Refurbishment	595	362	90	159	141	74	0	0	0	0	Jul-11	Aug-12	Mar-13	Final phase works to former Nursery room nearing completion.
ASN School - New Build	10,628	984	5,759	5,759	5,182	3,734	151	0	0	0	Oct-11	Jul-13	Oct-13	On site.
Road Improvements - PPP Secondary Schools	276	61	191	191	115	24	0	0	0	0	Jun-11	Aug-11	Dec-12	Complete.
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	75	3	0	0	0	0	Sep-12	Nov-12	Dec-12	Complete with exception of soft landscape works.
Demolish St Stephens HS	558	0	0	0	0	150	408	0	0	0	Dec-13	-	Feb-14	
Demolish Lilybank	124	0	0	0	0	77	47	0	0	0	Dec-13	-	Jan-14	
Kilmacolm PS Re-Roofing	258	23	235	235	225	0	0	0	0	0	Apr-12	Jun-12	Jun-12	Complete.
Moorfoot PS Windows & Curtain Walling	397	0	337	372	363	25	0	0	0	0	Jun-11	Oct-12	Oct-12	Complete.
Primary School - Accelerated Programme (Various Schools)	1,035	0	620	489	393	546	0	0	0	0	Apr-12	-	Mar-14	Phased programme of works on-going. Majority of 2012/13 works complete.
Ardgowan PS - Refurbishment	5,591	0	201	201	59	1,553	3,718	119	0	0	Jul-13	-	Oct-14	Revised budget approved. Stage C design and report imminent.
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	Out to tender.
Binnie Street Children's Centre - Capital Contribution	90	0	90	90	90	0	0	0	0	0	Sep-11	Jun-12	Aug-12	Complete.
St John's PS - Refurbishment	2,215	0	0	0	0	56	1,307	791	61	0	Jul-14	-	Aug-15	Acceleration approved.
Kilmacolm PS - Refurbishment	3,655	0	0	0	0	0	145	1,869	1,541	100	Jul-15	-	Oct-16	Acceleration approved.
Whinhill/Kilmacolm/St. Ninians PS - Pitch Upgrading	830	0	0	0	0	0	830	0	0	0	Apr-14	-	Mar-15	Funding approved. Detailed programme to be agreed.
Balance of Lifecycle Fund	2,301	0	0	0	0	296	487	601	917	0				
Balance of Contingency	830	0	325	430	130	100	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	50	0	0	0	0	0				
Non Prudentially Funded SEMP	61,968	6,545	16,796	16,349	12,936	12,292	8,795	6,365	5,436	6,186				
SEMP-Prudentially Funded Projects														
Port Glasgow Shared Campus Secondary School	31,254	4,152	14,695	14,195	9,001	9,926	2,981	0	0	0	Oct-11	Jul-13	Oct-13	On site.
St Laurences PS - Refurb for Mearns Centre	2,343	142	2,131	1,511	760	620	70	0	0	0	Jul-12	Apr-13	May-13	On site.
Prudential Funding Balance of Contingency	1,000	0	0	0	0	0	1,000	0	0	0				
Complete on site	121	0	121	121	16	0	0	0	0	0				
	34,718	4,294	16,947	15,827	9,777	10,546	4,051	0	0	0				
TOTAL SEMP CAPITAL	96,686	10,839	33,743	32,176	22,713	22,838	12,846	6,365	5,436	6,186				
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	97,986	11,564	34,248	32,751	23,287	22,838	12,846	6,365	5,436	6,186				