
Report To:	Education & Communities Committee	Date:	10 September 2013
Report By:	Corporate Director Education, Communities & Organisational Development and Chief Financial Officer	Report	EDUCOM/71/13/EM
Contact Officer:	Eddie Montgomery	Contact No:	01475 712472
Subject:	Education Capital Programme 2013 – 2015/16 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 2013-2015/16.
- 2.3 Overall the Committee is projecting to contain the costs of the 2013-15/16 Capital Programme within available budgets. It should be noted however that there is a reduction in both the 2013/14 general contingency and the Port Glasgow Community Campus project contingency to address the over expenditure on the 3 projects detailed within the report.
- 2.4 Appendix 1 contains details of the projected spend and cashflow for the Capital Programme over the 3 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 temporary allocation of £36K from the School Estate Management Plan (SEMP) funding model to address the roads and footways improvement works as detailed in section 5.3 with the SEMF funding model receiving the return allocation from the Roads Asset Management Plan (RAMP) funding model in financial year 2014/15.

3.3 That the Committee note and approve the additional expenditure on the following projects:

- St Columba's High School project as detailed in section 6.0 and Appendix 2.
- Lomond View Academy project as detailed in section 7.0 and Appendix 3.
- Whinhill Primary School project as detailed in section 8.0 and Appendix 4.

3.4 That the Committee approve the utilisation of the overall SEMP programme contingency allowance and reduction in Port Glasgow Community Campus contingency to address the over expenditure noted in 3.3 above all as detailed in section 11.5.

Albert Henderson
Corporate Director Education,
Communities &
Organisational Development
16th August 2013

Alan Puckrin
Chief Financial Officer
16th August 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 (and subsequent decisions on acceleration of the Primary School programme following the Council's budget setting process and the special budget meeting of Thursday 14th February 2013). This allocation forms the basis of the School Estate Programme to completion.
- 4.2 The School Estate Strategy approved by the Committee will deliver a comprehensive programme of new and refurbished schools which will address the modernisation of the Council's entire school stock. The programme runs for more than 15 years. The Education Capital Programme detailed in this report shows details of projects which will incur expenditure up to March 2016.

5.0 PORT GLASGOW COMMUNITY CAMPUS

- 5.1 Works commenced on site on the 3rd October 2011 with original completion scheduled for 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 internal fit-out is nearing completion with acoustic panelling fitted and sports flooring being installed. The changing rooms and corridors are fully decorated with final finishes and reception desk fitted. The final rain-screen cladding is completed with louvres and solar panels installed. The substation has been fitted with final power on. External metal doors are fitted. Main boilers and air handling equipment have been installed. Under-floor heating installed throughout with tiling, ceilings and final fixtures also completed. Final fix lighting, sports equipment, mirrors and ancillary furniture being fitted at present to allow completion.
 - Teaching Block – External envelope completed and full wind and water-tightness achieved. Aluminium cladding nearing completion with all windows in place. Oratory and reflection pods now completed and watertight with finishing works on-going. Roof-lights to all areas complete with minor flashings to finish. Finishes to the balustrades to the Agora and all stairwells are now proceeding including Larch cladding and screen work. Fitted furniture nearing completion throughout with ceiling, floor and wall finishes also at an advanced stage. Internal Granite finishes to schools social spaces also nearing completion with under-floor heating and other fixed services on-going.
 - Craigmarloch Wing – Fit-out work is progressing well to all areas with final fix items following on. Superstructure facade treatments are complete to brickwork, rain-screen granite cladding, aluminium cladding and roofing. Hydrotherapy pool nearing completion with commissioning to take place shortly. Services installation continuing to all areas with fixed furniture and other finishes. Under-floor heating complete to all areas with floor wall and ceiling finishes well advanced. Bespoke furniture and glazing elements to the interior fit-out are also well advanced.
 - Externals – Works to the external features is progressing well with the sports pitch construction completed and retaining walls / footpath work complete to Kilmacolm Road. Fencing works to external perimeter complete with segregation fences on site also in place. Water, gas and telecommunication infrastructure works completed and live into the building. Installation of external structures and final surfaces are on-going to completion including hard landscaping, play equipment and soft landscaping.

- 5.2 As previously reported to Committee the Contractor is reporting progress behind on the original programme and is working to a detailed recovery programme that targets completion by 4th October 2013 to allow transfer of the schools during the October holiday period. The project is within budget.
- 5.3 As part of the Council's Roads Asset Management Plan (RAMP) re-surfacing works are on-going in various areas including roads and footways in the vicinity of the new Port Glasgow Community Campus. Additional roads and footways in the immediate vicinity of the new campus (Campsie Road and Grampian Road) have been highlighted as requiring work however the 2013/14 RAMP funding is fully committed at this time. The Committee is requested to approve the utilisation of £36K of SEMP funding within financial year 2013/14 to allow these works to progress and align with completion of the new campus. The funding will be returned to the SEMP model from the RAMP model in financial year 2014/15.

6.0 ST COLUMBA'S HIGH SCHOOL (REFURBISHMENT OF FORMER GOUROCK HIGH SCHOOL)

- 6.1 Works commenced on site on the 16th January 2012 to complete June 2013. The Contractor achieved practical completion on Monday 12th August 2013. Furniture and resources were transferred week commencing Monday 12th August 2013 with the first full day of operation on Monday 19th August 2013. The Contractor will address any snagging and minor works utilising out of hours working and holiday periods.
- 6.2 The project is currently reporting an over expenditure of £540K or 3.68%. As previously noted to Committee the Contractor experienced delay due to exceptionally adverse weather and also with unforeseen condition related issues within the existing building and site. The most significant of these were defective floor screeds throughout the majority of the existing building which impacted not only on the cost in terms of rectification but also on the programme as drying out times for new screed restricted the Contractor's access to complete the remainder of the works in the affected areas. A summary of the issues and costs is contained in Appendix 2. It should be noted that final account negotiations are still on-going with the Contractor. It should also be noted that the original project budget estimate was £15.298M which was revised and approved by Committee in line with the pre-tender estimate to £15.701M prior to tenders being returned substantially below that figure.

7.0 LOMOND VIEW ACADEMY (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 achieved practical completion on Friday 19th July 2013. Furniture and resources were transferred with occupation by staff on Monday 22nd July 2013 in readiness for the new school year and first full day of operation on Thursday 15th August 2013.
- 7.2 The project is currently reporting an over expenditure of £160K or 6.83%. As previously noted to Committee the Contractor experienced delay due to Scottish Water in relation to the mains supply for the building and the final foul drainage connection for the site. These issues included a significant amount of additional work in renewal of all pipework within the site with barrier pipework and mole excavation for the final sewer connection to minimise disruption to traffic and negate the need for a road closure. A summary of the issues and costs are contained in Appendix 3. It should be noted that final account negotiations are still on-going with the Contractor.

8.0 WHINHILL PRIMARY SCHOOL (REFURBISHMENT & EXTENSION OF FORMER OVERTON PRIMARY SCHOOL)

8.1 The Refurbishment and Extension of Whinhill Primary School were completed in August 2012. The project previously reported an over expenditure of approximately 4% (approved by the March 2012 Committee) as a result of various issues previously highlighted in connection with project specific risks and the additional works required. It was also previously reported that the negotiations on the final account were on-going. The January 2013 Committee gave approval to exceed the current approved budget to enable the Council to comply with its contractual obligations on interim payments certified due to the Contractor. Expenditure within the cost limits of the available 2012/13 capital programme contingency was approved with a further update report to be provided when the final account was been agreed. This report outlines the final position with the account now agreed with the Contractor.

8.2 The project is reporting a final over expenditure of a further £569K or 11.18%. A summary of the issues and costs is contained in Appendix 4.

9.0 PRIMARY SCHOOLS - ACCELERATED PROGRAMME

9.1 The March 2012 Committee approved an accelerated programme of works to Primary Schools. A summary of progress on the 2013/14 projects is included below:

9.2 Capital Programme

Moorfoot Primary School

- Grass Pitch Upgrade – completed summer 2013.
- Toilet Refurbishment – completed summer 2013.

Lady Alice Primary School

- Toilet Refurbishment – completed summer 2013.
- External Door Replacement - tenders returned, acceptance imminent.

St Ninian's Primary School

- Toilet Refurbishment – completed summer 2013.
- External Door Replacement - tenders returned, acceptance imminent.

St Mary's Primary School

- Electrical rewire – progressing on site to complete October 2013.
- External Door Replacement - tenders returned, acceptance imminent.

9.3 Revenue Programme

An allocation of £250K has been made available for works in 2013/14. The School Estate Team prepared a prioritised list of works in consultation with the various schools and the programme of works is underway. Further works will be undertaken utilising holiday periods and out of hours working with term time works where schools have the capacity to accommodate this. A brief summary of works carried out to date is noted below:

Kilmacolm Primary School

- Upgrade of pupil toilets – completed summer 2013.
- Re-decoration and minor repairs to selected areas – completed summer 2013.

Moorfoot Primary School

- Floor covering replacement to selected areas – completed summer 2013.
- Minor electrical upgrading to selected areas – completed easter 2013

Lady Alice Primary School

- Floor covering replacement to selected areas – on-going.

St Ninian's Primary School

- Minor upgrading external play areas & storage – autumn 2013.

St Mary's Primary School

- Floor covering replacement to selected areas – summer and October 2013.
- Re-decoration to selected areas – on-going.
- Minor internal alterations – completed summer 2013.

10.0 ARDGOWAN PRIMARY SCHOOL REFURBISHMENT

- 10.1 The January 2013 Committee approved a revised project budget and scope of works for the Ardgowan Primary School Refurbishment project.
- 10.2 The works to the decant facility at the former Sacred Heart Primary School building commenced in late September 2012 and were completed in time to allow the decant of Ardgowan Primary School in early June 2013. Additional works were carried out over the summer holiday period including external re-decoration and formation of a bus drop-off area which was completed in time for the schools return in August. Enabling works for the relocation of temporary modular accommodation from the temporary shared campus in Port Glasgow were completed during the summer holiday period including extension of the existing tarmac playground. All foundations and utility connections are ready for the relocation of the modular accommodation in October 2013. Two classrooms within St Andrew's PS are being utilised by Ardgowan PS for senior classes until that accommodation is available.
- 10.3 The main refurbishment project is currently at detail design stage with formal Building Standards approval sought and Planning application lodged. Tender issue is anticipated in September with a formal site start towards the end of the year. The existing building has been cleared of all loose furniture and resources with all pre-construction surveys completed. Enabling works contracts including asbestos removal and demolition of the existing modular accommodation are in place and progressing. There has been some delay experienced in the design stage in connection with the formal Planning approval process and the detail design of the extension to meet the requirements of the Planning Service given that the building is located within the Greenock West End Conservation Area. In addition to this there was a lack of resource within the Property Assets and Facilities Management Technical Service but this has been addressed by the appointment of agency staff. As a result of these delays it is anticipated that the main construction contract will now complete in December 2014 and not October 2014 as previously reported. A further meeting with stakeholders (Parent Council and School Staff) will be arranged to update on progress.

11.0 FINANCIAL IMPLICATIONS

11.1 The approved budget for 2013/14 is £21.117M. The expenditure at 31st July 2013 is £8.650M from a budget of £21.117M. This is expenditure of 40.96% of the budget after 33.33% of the year.

11.2 The current budget position as amended to reflect the decisions taken at the special budget meeting of the Council on Thursday 14th February 2012 is £89.934M, made up of £54.732M Supported Borrowing and £35.202M Prudential Borrowing. The Current Projection is £89.934M.

11.3	Education & Communities	Approved Budget £000	Current Position £000	Overspend / (Underspend) £000
	Total School Estate	89,104	89,104	-
	Total Non School Estate	830	830	-
	Total	89,934	89,934	-

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

11.5 The Committee is asked to approve the utilisation of the overall SEMP contingency and reduction in the Port Glasgow Community Campus contingency to address the over expenditure on the 3 projects listed above in sections 6.0-8.0. The proposals are outlined in the summary below:

Project/Budget Line	Cost Movement	Notes
St Columba's High School	+£540K	Over expenditure
Lomond View Academy	+£160K	Over expenditure
Whinhill Primary School	+£517K	Over expenditure (£52K of the £569K already included in Complete On Site allocation)
Allocation from 2013/14 contingency	-£429K	Unallocated contingency
Port Glasgow Community Campus	-£800K	Release of part unallocated project contingency.
Overall SEMP Position	Neutral	£12K returned to balance of 2013/14 contingency

11.6 The Committee is asked to note that the annual review of the School Estate Funding Model will be submitted to the November 2013 Committee.

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 REPOPULATION

14.1 There are no repopulation issues.

15.0 LIST OF BACKGROUND PAPERS

15.1 Education Capital Programme Technical Progress Reports August 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).

Project Name	1 Est Total Cost £000	2 Actual to 31/3/13 £000	3 Approved Budget 2013/14 £000	4 Revised Est 2013/14 £000	5 Actual to 31/07/13 £000	6 Est 2014/15 £000	7 Est 2015/16 £000	8 Future Years £000	9 Start Date	10 Original Completion Date	11 Current Completion Date
SEMP - Capital Programme Projects											
Sacred Heart PS - Decant School Upgrade	500	120	264	264	71	116	0	0	Sep-12	-	Oct-13
St Columba's HS - Refurbishment of Gourock HS	15,207	9,048	4,367	4,907	3,095	1,252	0	0	Jan-12	Jun-13	Aug-13
Port Glasgow Community Campus - Craigmarnoch	10,628	6,743	3,734	3,734	0	151	0	0	Oct-11	Jul-13	Oct-13
Demolish Greenock Academy	164	71	0	0	0	0	91	2	Sep-15	-	Nov-15
Demolish St Stephens HS	558	0	150	150	0	408	0	0	Dec-13	-	Feb-14
Demolish Lilybank	124	0	77	77	0	47	0	0	Dec-13	-	Jan-14
Primary Schools - Accelerated Programme (Various)	1,035	407	628	628	67	0	0	0	Apr-12	-	Mar-14
Ardgowan PS - Refurbishment	5,591	97	1,657	1,657	62	3,718	119	0	Jul-13	-	Dec-14
St Patrick's PS - Refurbishment	5,342	0	0	0	0	215	2,417	2,710	Jul-15	-	Oct-16
Kings Oak PS Janitors House Demolition	20	0	20	20	2	0	0	0	Sep-13	-	Oct-13
St John's PS - Refurbishment	2,215	0	56	56	0	1,307	791	61	Jul-14	-	Aug-15
Kilmacolm PS - Refurbishment	3,655	0	0	0	0	145	1,869	1,641	Jul-15	-	Oct-16
St Mary's PS - Rewire	270	0	296	270	17	0	0	0	Jul-13	-	Oct-13
Balance of Lifecycle Fund	2,005	0	0	0	0	487	601	917			
Balance of Contingency	312	0	489	12	0	100	100	100			
Future Projects	6,587	0	0	0	0	19	377	6,191			
Complete on site	829	0	226	829	410	0	0	0			
Non Prudentially Funded SEMP	55,042	16,486	11,964	12,604	3,724	7,965	6,365	11,622			
SEMP-Prudentially Funded Projects											
Port Glasgow Community Campus - Secondary Schools	30,454	19,708	8,565	7,765	4,410	2,981	0	0	Oct-11	Jul-13	Oct-13
Lomond View Academy	2,503	1,790	483	643	516	70	0	0	Jul-12	Apr-13	Jun-13
Prudential Funding Balance of Contingency	1,000	0	0	0	0	1,000	0	0			
Complete on site	105	0	105	105	0	0	0	0			
	34,062	21,498	9,153	8,513	4,926	4,051	0	0			
TOTAL SEMP CAPITAL	89,104	37,984	21,117	21,117	8,650	12,016	6,365	11,622			
Non-SEMP Capital Programme Projects											
Whinhill/Kilmacolm/St. Ninians PS - Pitch Upgrading	830	0	0	0	0	830	0	0	Apr-14	-	Mar-15
	830	0	0	0	0	830	0	0			
TOTAL non-SEMP CAPITAL	830	0	0	0	0	830	0	0			
TOTAL ALL CAPITAL PROJECTS	89,934	37,984	21,117	21,117	8,650	12,846	6,365	11,622			

TECHNICAL PROGRESS REPORT: AUGUST 2013

ITEMS REQUIRING SPECIFIC APPROVAL IN TERMS OF THE COUNCIL'S FINANCIAL REGULATIONS**VARIATIONS IN THE CONTRACT RESULTING IN THE APPROVED COST BEING EXCEEDED**

<u>1. Miscellaneous existing building/structure related issues</u>	£	95,084
A number of issues were encountered during the comprehensive refurbishment of the building which have been summarised as follows: Additional slabs and walls to be demolished (not structurally sound) and made good; demolition of redundant structures; blocking up windows and penetrations; additional underpinning; remove defective plaster; work to existing underground ducts; dubbing out to existing walls; additional floor gullies; ceiling patresses & fire stopping;		
<u>2 Additional work to existing Games Hall Floor</u>	£	6,129
The existing floor was retained and required protection (temporary heating etc.)		
<u>3. Alteration/variations to original construction drawings / design development</u>	£	168,302
There were a number of items in connection with variations to contract works to suit existing conditions which have been summarised as follows: alterations to new extension structure; uPVC pipework in lieu of clay; fire escape stair alterations; revised electrical drawings; MUGA make-up; revised site levels affecting steps and ramps; revised pitch fence specification; additional rainwater pipes; revised internal glazed screens; BMS ducts; blockwork and finishes to gym; revised ironmongery; partition head detail revised; introduction of roof walkway; omit acoustic panelling to library; alter coloured asphalt specification; revised lintel specification; alter door design; additional reinforcement;		
<u>4. Alteration/variations to original construction drawings / design development - M&E</u>	£	64,145
There were a number of items in connection with variations to contract works in connection with the mechanical and electrical installations to suit existing conditions which have been summarised as follows: alter gas control panel; change AHU specification; upgrade lighting cables; revised sub-main size and quantity; additional radiators; services to mezzanine; gas infrastructure revisions;		
<u>5. Site Related Issue - External Works</u>	£	216,099
A number of issues were encountered during the project related to the external ground conditions e.g. unexpected high lying rock at new sports pitch which have been summarised as follows: additional removal of spoil off site (limited scope for retention on site); reduced capping layer to roads; additional drainage (at pitch/MUGA etc); boundary wall repairs; retaining wall adjustment at west wing;		
<u>6. Sports pitch</u>	£	115,000
The dimensions of the new 3G sports pitch were incorrect and required altered post contract. Consultants had not met requirements of client brief.		
<u>7. Defective floor screeds within existing building</u>	£	318,200
Defective floor screeds were discovered throughout the majority of the existing building when existing floor coverings were removed. New floor screeds and damp proof membranes were required including temporary heating to aid drying times.		
<u>8. Items omitted in error from tender by design team/consultants</u>	£	263,418
A number of items were not included in the tender in error which required to be corrected post contract: kitchen servery counter; street/boundary lighting; incorrect formwork item; tanking to foundations; radiant panels & air handling unit numbers;		
<u>9. Utilities connections</u>	£	6,935
Actual costs of connections exceeded provisional sum allowances.		
<u>10. Prolongation costs</u>	£	87,000
Items 7 above resulted in a delay to the contract and an extension of time granted to the Contractor with associated Contractors loss and expense/overrun costs.		
SUB-TOTAL	£	1,340,312
Omit project contingency	-£	900,000
Professional Fees & Direct Costs	£	99,734
TOTAL INCREASE IN PROJECT WORKS	£	540,046

TECHNICAL PROGRESS REPORT: AUGUST 2013

**ITEMS REQUIRING SPECIFIC APPROVAL IN TERMS OF THE COUNCIL'S FINANCIAL
REGULATIONS**

**VARIATIONS IN THE CONTRACT RESULTING IN THE APPROVED COST BEING
EXCEEDED**

1. Additional drainage and Sewer Connection £ 45,000

Miminal drainage was allowed in tender after results of drainage surveys. After drainage work commenced it was discovered that the existing drainage was connected to a culvert and not into the main sewer. The existing drainage lines were also located at a level too low to connect into the main sewer necessitating the renewal of all perimeter drainage and connection into the sewer in Ingleston Street.

2. Soft and hard landscaping; external works to access roads and footpaths £ 21,200

The original scope for landscaping increased from the repairs allowance .

3. Barrier pipework £ 43,000

The original water supply to the building did not require renewal at time of tender. At handover Scottish Water arrived on site to install a new water meter and would not connect to the existing supply. Scottish Water then insisted on soil investigation reports which were carried out and the existing soil was discovered to require the use of barrier pipework necessitating the replacement of all underground water pipework within the site.

4. Prolongation costs £ 36,000

Items 1 and 3 above resulted in a delay to the contract and an extension of time granted to the Contractor. The extension of time granted for each incident was three weeks resulting in six weeks overall delay and the Contractors additional loss and expense/overrun costs.

SUB-TOTAL £ 145,200

Professional Fees £ 14,520

TOTAL INCREASE IN PROJECT WORKS £ 159,720

TECHNICAL PROGRESS REPORT: AUGUST 2013

ITEMS REQUIRING SPECIFIC APPROVAL IN TERMS OF THE COUNCIL'S FINANCIAL REGULATIONSVARIATIONS IN THE CONTRACT RESULTING IN THE APPROVED COST BEING EXCEEDED

<u>1. Ground Conditions</u>	£	504,000
After initial excavations were carried out at the slope on the north west corner of the site large ash deposits were discovered. After investigation it was decided to remove the soil and stabilise the remaining slope with a soil retention system and additional landscaping. When the site was cleared of thick vegetation and trees it was apparent that further works would be required. It was originally decided that excavations from this site would be deposited on an adjacent site. This site proved impractical to retain the soil as ground conditions were unsuitable for heavy vehicles and plant and abortive costs were incurred. This ash/soil material had to be disposed of on a licensed landfill site with special trucks. Once excavations were underway the soil conditions resulted in more excavations than first assumed. It was discovered that the slope was a natural waterway. The finished slope also required to be graded to a gentler incline resulting in increased soil removal. soil retention system, retaining wall, landscaping and drainage.		
<u>2 Additional Surveys</u>	£	9,000
Additional Geotechnical survey of slope stability and contamination.		
<u>3. Omit previously reported Ground Conditions</u>	-£	255,000
Initial additional costs were reported for poor ground conditions in February 2012.		
<u>4. Increase in internal/external drainage</u>	£	82,000
Original design on drainage made use of existing drainage as survey showed that a most of the existing of pipes were in acceptable condition and could still be incorporated within the new design. When drainage runs were exposed it was discovered the pipes were in good condition but there was no pipe bedding in most of these areas for pipe protection and as a result some of the pipes had fallen resulting in of back falls As a result most drainage pipe runs both internal and external required to be renewed along with associated work.		
<u>5. Renewal of internal downpipes</u>	£	14,000
Original design made use of existing internal downpipes. Testing and inspection was not possible until pipes were exposed and then found to be in poor condition and replaced.		
<u>6. Void detection to corridor ceilings</u>	£	16,500
The voids in the ceilings were increased to corridors due to the M & E contractor not being able to pass his services through the existing beams as originally intended. As a result mechanical and electrical services had to be suspended below the existing structure thereby increasing the size of the void. This increase in void size required the sprinkler installation had to be expanded in order to comply with Building Control requirements.		
<u>7. Additional supports for M & E services in corridor (existing building)</u>	£	16,000
Mechanical and electrical services within corridors were originally to be supported off underside of existing roof. After existing structure was exposed and tested it was decided to support the services from existing walls/structure using a unistrut support system.		
<u>8. Additional Emergency Lighting</u>	£	7,000
Prior to handover a site visit took place by the local Building Control officer in June/July 2012 and instructed additional emergency lighting.		
<u>9. Work to new sewer at entrance</u>	£	43,500
Original indications were that sewer was in reasonable condition. This was found not to be the case and sewer had to be replaced.		
<u>10. Additional Water hydrants</u>	£	26,080
Additional hydrants added as requested by the Fire Officer.		
<u>11. Additional work to extension roof</u>	£	43,000
Unforeseen work due to reorientation of the extension. Roof required redesign on site.		
SUB-TOTAL	£	506,080
Professional Fees	£	63,260
TOTAL INCREASE IN PROJECT WORKS	£	569,340