

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Educational Services

Council – 25 June 2008

Subject: Building Our Future (Schools PPP) Project Update

1. Purpose

The purpose of this report is to provide Members with an update on progress in the Building Our Future (Schools PPP) project.

2. Background

- 2.1** The PPP Project Board instructed that an update report be submitted to Council in June 2008.

3. Main Issues

3.1 Works on Site

- 3.1.1** Weekly technical meetings provide information with regard to feedback of all sites' current status and outstanding information where applicable. Attendees include the West Dunbartonshire Council project team, BAM site agents, BAM management and BAM support staff. The following updates are based on information provided by BAM and the Independent Certifier on 11 June 2008.

3.2 St Peter the Apostle High School

- 3.2.1** Weeks to completion - 58 (programmed completion date – 17 July 2009). The project is currently two weeks behind programme, due to design difficulties in the structural steelwork. These have now been resolved and BAM is confident that the programme can be brought back on schedule. BAM is currently drafting a Recovery Programme that will detail how this can be achieved.

3.2.2 Phase 1 - Proposed St Peter the Apostle HS school building (on existing football pitches)

Foundations 100% complete; structural steelwork 35% complete (3 classroom blocks and “rotunda”); geothermal works 90% complete; works to drainage, substructure, car park and perimeter fencing are all ongoing.

3.2.3 Phase 2 - Proposed sports pitches (on existing former Kilbowie Landfill Site)

Sheet piling and earthworks around 90% complete; works to energy centre commenced; earthworks to sports pitches will now be left to settle for 42 weeks. Throughout this period levels will be regularly checked for movement in the ground; making good will be carried out prior to finished surfaces being applied.

No contamination was encountered during the excavations and, due to the substantial completion of earthworks, none is expected to be uncovered.

The exceptionally hot, dry and windy weather conditions throughout May resulted in excessive uncontaminated soils in dust form being blown across the site towards the Morar Estate. BAM has erected debris netting along the affected boundary, together with wind breaks across the site in an effort to mitigate further disruption to neighbouring properties. BAM cleaned the windows of affected properties following this incident.

It should also be noted that an element of airborne dust has also come from the neighbouring "Park & Ride" site and from the demolition works at the former Clydebank College building.

There has been some concern regarding dirt from site traffic being deposited onto the adjacent A82. BAM employs a street cleaning vehicle to water and sweep the carriageway several times each day, dependant upon weather conditions and construction activities. The situation will continue to be monitored by the Schools Estate team.

3.2.4 Phase 3 - Phase 3 Proposed St Eunan's PS (on existing St Columba's HS location)

Not programmed to commence until August 2009.

3.3 Clydebank High School

3.3.1 Weeks to completion - 59 (programmed completion date – 15 July 2009). The project is currently on programme.

3.3.2 New junction to Janetta Street 95% complete; excavations and foundations 100% complete; structural steelwork 45-50% complete (three classroom blocks); geothermal works 98% complete; perimeter fencing 30%; works to drainage and ground floor slab are ongoing.

3.4 Vale of Leven Academy

3.4.1 Weeks to completion - 55 (programmed completion date – 29 June 2009). The project is currently on programme.

3.4.2 Piling 100% complete; excavations and foundations 60% complete; structural steelwork 5% complete; perimeter fencing 60% complete; geothermal works 30% complete; one new grass pitch 90% complete (due to be handed over in October); drainage 40% complete.

It should be noted that the piling exercise which started on 4 April was initially programmed to last six weeks. However, BAM accelerated their programme and completed the works within 3 week, thus avoiding disruption to pupils sitting SQA exams.

3.5 Staffing Issues

3.5.1 The advertisement for the Head Teacher of the new St Peter the Apostle High School was advertised on 9 May 2008. However, few responses were received and so it has been decided to re-advertise the post in August and conduct interviews early in September. Applications from the first advert will be considered at the same time as those received following the re-advertisement. The Chairpersons of St Andrew's And St Columba's High School Parent Councils fully support this decision. The new Head Teacher would take up post soon after the October holiday in 2008 and thereafter would coordinate and manage the process of preparing for the amalgamation of the two existing schools and the creation of the new school.

3.6 Contractual Issues

3.6.1 The process of checking and approving BAM's Reviewable Design Data (RDD) is ongoing.

3.6.2 Two of the Provisional Sums have now been fully agreed as follows:-

	<u>Provisional Sum</u>	<u>Agreed cost</u>
Treatment Plant (St Peter the Apostle HS)	£ 82,000	£ 103,741.82
Higher quality classroom chairs	£ 70,000	£ 45,174.05

3.7 Other Issues

3.7.1 A site visit for all Project Board members has been arranged for the morning of Friday 20 June.

- 3.7.2** A successful and positive first joint meeting of the Parent Councils of St Columba's and St Andrew's High Schools took place on 1 May. The meeting was attended by the Executive Director of Educational Services, the Head of Service (Resources) and by both Head Teachers. Prior to the meeting a series of 60 questions was submitted by the Parent Councils and the responses were tabled at the meeting for discussion. The document, which is attached as Appendix 1, will be used as a "Frequently Asked Questions" (FAQ) tool and it is proposed to post it on a PPP page on the Council's website.
- 3.7.3** In liaison with school co-ordinators, BAM continues to involve pupils in regular interactive initiatives such as Health & Safety awareness courses and site walkabouts, and these will continue throughout the building phase of the project.
- 3.7.4** BAM continues to issue regular newsletters to all neighbouring properties and parents advising of works completed, ongoing and planned.
- 3.7.5** In recognition of their commitment to ensuring good relationships with stakeholders and neighbours, BAM had a "Considerate Contractor" Audit at St Peter the Apostle High School, where a rating of 36.5 out of 40 was achieved – considerably higher than the average national score of 32.

4. Personnel Issues

- 4.1** Scrutiny of the RDD often involves further consultations with schools. This will continue throughout the summer months and due to holiday commitments, could have an impact on progress.

5. Financial Implications

- 5.1** We are advised by BAM that there is sufficient headroom within the financial model to cope with any marginal cost escalations which may result from the Reviewable Design Data outlined in 3.6 above. However, the precise extent of that headroom has not yet been reported to us.

6. Risk Analysis

- 6.1** RDDs and Contractor Changes (CCs) submissions must be returned to BAM within 15 working days of submission. A late response would negate the Authority's opportunity to enter into debate on agreement or otherwise of RDDs/CCs thereby preventing an element of Authority control over contractor proposals which have not yet been agreed. This could become

problematic over the summer holiday period, and so to mitigate this risk it may prove necessary to seek greater external design advice than is currently being provided.

- 6.2** Responsibility for delays to progress on site remain with BAM unless there are exceptional circumstances such as late client variation instructions or, in the case of the sports pitches at St Peter the Apostle High School, late settlement occurs due to excess drying out of the underlayer of peat.

7. Conclusions

- 7.1** The PPP project is well under way and the secondary schools are generally on programme for completion in June/July 2009.
- 7.2** The RDD and Authority Change Process are progressing satisfactorily.
- 7.3** BAM is keeping all appropriate parties satisfactorily advised of their progress.

8. Recommendation

- 8.1** It is recommended that Members note the contents of this report.

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Appendices Appendix 1 – Frequently Asked Questions

Background Papers: None

Wards Affected: All wards