

Performance and Resources Committee Meeting

Date of Meeting	Tuesday 2 May 2017
Paper Title	Capital Maintenance 2016-17 – Progress Reports
Agenda Item	6
Paper Number	PRC6-B
Responsible Officer	Jim Godfrey, Interim Finance Director Glasgow Kelvin College: Hardies (Annex A) Glasgow Clyde College: Mott MacDonald (Annex B)
Status	Disclosable
Action	For Decision

1. Report Purpose

- 1.1. Consider the progress reports for the additional capital maintenance funded projects at Glasgow Kelvin College and Glasgow Clyde College.

2. Recommendations

The Board is invited to:

- 2.1. **Note** the progress reports for the additional capital maintenance projects at Glasgow Kelvin College and Glasgow Clyde College.
- 2.2. **Approve** that the cost savings arising from one project may be used to offset additional project costs within the same College.
- 2.3. **Request** that Glasgow Kelvin College and Glasgow Clyde College provide a final report to the Interim Director of Finance and Resources following completion of all projects.

3. Background

- 3.1. On 30 September 2016 the Scottish Funding Council announced additional capital funding for colleges to support the upgrade, and maintenance, of college estates and to provide an economic stimulus to Scotland's economy. Following submission of capital maintenance proposals by the three Glasgow colleges, the Performance and Resources Committee made recommendations on the allocation of this funding which were agreed by the full Board of the GCRB at its meeting on the 31 October 2016.

4. Summary Updates on Project Delivery

- 4.1 The tables overleaf set out an overview of current progress for the additional capital projects funded by the GCRB Board.

Glasgow Clyde College

Project Description	Initial Estimate of Project Costs	Updated Forecast Project Costs
Cardonald Tower Block, Toilet Facilities, Business Centre	£750,000	£1,018,883
Cardonald Campus Roof Replacement - Phase 2	£200,000	£215,824
Langside Mary Stuart Building - Toilet Facilities	£130,000	£126,885
Project Management & Other Professional Fees ¹	£64,142	£14,160
Total:	£1,144,142	£1,375,752

4.2 In order to ensure best value, the Cardonald Toilets and Business Centre Refurbishment works have been consolidated into a single project. Tender submissions were higher than the initial estimate but the College will cover the additional cost from other sources.

4.3 The above projects are due to be completed by 30 April 2017.

Glasgow Kelvin College

Project Description:	Initial Estimate of Project costs	Updated Forecast Project costs
West End Campus Roof/Window Repair/Replacement	£360,000	£615,000
Springburn Wall Ties	£65,000	£77,035
Springburn blockwork	£55,000	£55,000
Easterhouse Roof Repair	£350,000	£205,000
Easterhouse Access Ramp/ Drainage	£70,000	£91,000
Easterhouse Subsidence Investigation	£80,000	£20,000
Project Management	£58,203	£58,203
Total:	£1,038,203	£1,121,238

4.4 The Project Manager reports that good progress has been made. However, the expected completion date for the West End Campus has been extended to June 2017 and the Easterhouse Access Ramp/Drainage is due for completion in May 2017.

4.5 As can be seen from the table above the forecast cost for the West End Campus project is £255,000 greater than the original estimate. This additional cost is offset by net cost savings on the Easterhouse projects of £184,000.

¹ The updated project forecast costs include some professional fees (per the project managers report), that were originally included in the budget for Project Management & Other Professional Fees.

4.6 The full project reports for Glasgow Kelvin College and Glasgow Clyde College are attached as annexes to this report.

5. Risk Analysis

5.1 As the individual projects are completed, or nearing completion, the risks are decreasing. A final report has been requested following the completion of all projects.

6. Legal Implications

6.1. No legal implications are identified.

7. Financial Implications

7.1. The financial implications are outlined above and further detail is available in the detailed reports of the Project Managers.

8. Regional Outcome Agreement Implications

8.1. The provision of high quality learning environments is integral to the delivery of commitments made in the 2016/17 Glasgow Regional Outcome Agreement.

Status Report - various projects, Glasgow Kelvin College

Glasgow Kelvin College-West End Campus

The brief for the two number properties is to make both wind and water tight as water has been ingressing the properties for years. The properties are traditional brick built buildings and red sandstone construction, both have slated pitched roofs. The properties are two and three storey high in height. The project is concentrating on the main building currently as funds have dictated this requirement. Additional funding may be required as works are opened up/progressed.

The following list of actions have already been implemented and are underway:-

- Initial site visit with College Estates Team
- RFI for site drawings and specifications, also title deeds etc
- Instruction to specialist surveyor to establish wet/dry rot observed on site
- Checks to establish listing of main building and site
- Site inspections of roof to main building and adjacent building to establish scope of works
- Instruct survey for asset purposes
- Instruct structural engineer to look at structural rot issues
- Carry out desk top survey of works previously carried out to buildings
- Appoint Architect to start drawings for existing buildings
- Carry out site measurement survey
- Appoint CDM-Principal Designer to the Project
- Create scope of service for all design team members
- Initial look at delivery of program of works and MS Project Program
- Appoint QS to the project teams to establish tandem project delivery
- Prepare specification and drawings works
- Make application for planning permission
- Make application for listed building consents
- Prepare specifications and inspect areas of onsite building elements
- Issue tender for safety works
- Tender appointment for safety works 13/02/2017 – currently onsite.
- Tender out - main works 03/02/2017
- Tender return - main works 09/03/2017
- Appointment w/c 13/03/2017
- Advanced order on slating and leadworks
- Drainage tender - out 26/01/2017
- Drainage tender - return 03/02/2017
- Appoint drainage contractor w/c 03/02/2017
- Window schedule complete with application for planning submitted

The Main contractor is on site, scaffolding has been erected, materials purchased and works are underway.

Glasgow Kelvin College-Easterhouse Campus

The brief for this site was to look at flooding issues to the underground habitable areas and establish why and where water ingress was being observed. Also the internal pumping

chamber state of condition and associated disconnecting manholes. Look at the single storey building to the rear and establish why settlement/movement is taking place and provide report. Look at water ingress from plantroom and associated areas, roof leaks and failed flashing details and plant penetrations, ramps and steps to front of College and investigate and report on a problem with land drainage to the front left of the campus building.

The following list of actions have already been implemented and are underway:-

- Initial site visit with College Estates Team to look at roofs, ramps, steps, carpark drainage, internal flooding and drainage issues, subsidence of single rear extension
- RFI for site drawings and specifications, also title deeds etc
- Instruct Structural Engineer to survey site ramp and steps, also, single rear extension movement etc
- Instruct Civil Engineer to take site levels of ramp and stepped areas to Bridge and College Buildings
- Start desk top survey of information received for ramp and stepped areas, building construction, drainage both internal and external, roofs and details associated with roof leaks, possible causes for building movement etc
- Look at lux levels of lighting to front of College and Bridge Buildings
- Start flooding issue survey to front carpark area of College
- Start survey for water leakage from internal pumping chambers with College also, establish leaks from plantrooms
- Liaise with on-site Estates Teams for investigations of H+S files and information available for existing buildings
- Carry out roof surveys and take cores to establish moisture content of fabric roof make up and construction, also, detailing issues of adjacent flashings and plant
- Appoint Architect to prepare site drawings
- Appoint both Civil and Structural Engineers to the Project
- Appoint CDM Principal Designer to the project – F10 notification issued.
- Create scope of service for all design team members
- Initial look at delivery of program of works and MS Project Program
- Appoint QS to the project teams to establish tandem project delivery
- Look at title deed drawings and establish site delineations
- Look at access routing and College and Bridge access routes for designing works packages
- Established tender for 2 Nr project roofing and ramps
- Carry out topographical survey of site/ramps and drainage
- Carry out survey of internal drainage and external drainage on site
- Prepare and issue tender for roofing works – out 27/01/2017
- Tender return – roofing works 03/02/2017
- Prepare tender - ramps 03/02/2017
- Tender return - ramps 06/03/2017
- 2 Nr tender reports Roof/Ramp
- Appoint Roofing Contractor w/c 17/02/2017
- Ramp / Drainage Contractor appointed with works progressing. Access/ egress routes to be agreed and managed to allow level access into the Bridge through the College building.
- Report for subsidence works nearing completion which will inform a contract plan for remedial works which could be undertaken in summer 2017.

All works are dependent on weather as all materials are weather dependent.

Glasgow Kelvin College-Springburn Campus

- All works complete in respect of Wall Ties and Blockwork.

Summary

Overall, strong progress has been made and it is anticipated that, with the exception of the West Campus Project, most of the projects can be managed within the allocated funding in total and, subject to weather conditions, are expected to be practically complete shortly.

The roofing works to the Easterhouse Campus may be slightly late due to material delivery, and the reinstatement of new Mechanical plant following the completion of the roofing works.

The ramp and drainage works are progressing, and it is anticipated that works will be complete in May 2017. This will include the complex organisation required during the closure to the main entrance route into the Bridge.

Both Planning and Listed Building Consent have been approved in respect of West Campus and these works are progressing well.

Any additional Professional Services over and above what was included within the Invitation to Tender for Project Management Services and therefore will be over and above the percentage scale, these will be invoiced using the hourly rate within Hardies accepted Tender Submission.

The table below provides updated cost estimates, these will be revised further as soon as contracts are returned and works complete:

Project	Current Status 03/03/2017	Original Budget	Revised Budget	Expected Completion	Comments
Springburn Blockwork	Complete	£55,000	£55,000	Complete	Awaiting final account from contractor.
Springburn Wall Ties	Complete	£65,000	£77,035	Complete	The project required the replacement of specialist acoustic panels which were more expensive than anticipated
Easterhouse Roof Repair	Design complete, works out to tender	£350,000	£205,000	April 2017	Site start 6 th March, with a 6 week works programme, works on schedule.
Easterhouse Drainage and access Ramp	Design complete, works out to tender	£70,000	£91,000	May 2017	Additional internal drainage works required as internal plumbing has been found to be mis-directing some waste water.
Easterhouse Subsidence	Cause of subsidence	£80,000	£20,000	March 2017	Cause now identified, work underway to

Project	Current Status 03/03/2017	Original Budget	Revised Budget	Expected Completion	Comments
Investigations	identified				identify solution and prepare tender for repair works potentially to commence in June 2017.
West End Campus	As detailed, consents applied for and specification being prepared	£360,000	£615,000	June 2017	This project is now contracted for and, as described previously will cost more than the initial estimate.
Project Management / contingency		£58,203	£58,203	June 2017	Project Management costs will be largely spent by end March as costs are front loaded into design and procurement phase
Total		£1,038,203	£1,121,238		

As all contracts are now awarded there is a high degree of certainty in respect of the final costs. These are likely to be circa £85k above the budget allocated by GCRB. The College will fund the additional cost from other sources. The higher cost was anticipated and is as a result of the West Campus being a listed building and requiring specialist materials and contractors. It is essential that this building is repaired correctly and as approved by Building Control.

The Easterhouse Roof project has run on a little as a consequence of the lead time required for replacement M&E which is included in the costs above.

All contracts have been tendered for on the procurement portal to ensure value for money has been achieved. The next report will provide a more detailed proposal in respect of the subsidence repair at the Easterhouse Campus.

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Glasgow Clyde College
Glasgow Colleges Regional Board
Additional Capital Funding
Project Manager's Monitoring Report

April 2017

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Issue and revision record

Revision	Date	Originator	Checker	Approver	Description
Original	21/4/17	JH	FD	JH	Report Nr 4

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Executive Summary

The status of the projects is as follows:

Cardonald Campus Re-Roofing

The project has been awarded to a contractor and works have commenced on site. Project completion was set at 31 March 2017, with the works currently three weeks behind programme. Practical completion expected by 28th April 2017. The project budget has been identified as £215,824.00 of which £199,194.00 has been expended to date.

Cardonald Campus Toilet Refurbishment

The project has been awarded to a contractor and works have commenced on site. Project completion was set as 24 March 2017. The project is currently four weeks behind programme. Practical completion is expected by 28th April 2017. The project budget has been identified as £1,018,883.00 of which £889,398.00 has been expended to date. This budget incorporates the Business Centre project.

Cardonald Campus Business Centre Refurbishment

The project is being contractually linked to the toilet refurbishment and the programme is generally in line with that project.

Langside Campus Toilet Refurbishment

The project is complete and handed back to the college on 24 February 2017.

Spend Profile

Construction costs, fees and VAT

Projects totals	- £1,375,752.00
Project spend to date	- £1,222,722.00



John Hetherington
For Mott MacDonald

Project - Cardonald Campus Re-Roofing

The status of the project is as reviewed on site as at 21 April 2017.

1.0 Design

The design and details of the project are complete.

2.0 Procurement

Tendering exercise is complete and the project has been awarded to Hugh LS McConnell Ltd.

3.0 Approvals

There are no statutory approvals for Building Control or Planning permission for the works.

With regards to Health and Safety Compliance, the F10 has been updated and issued to the HSE.

4.0 Programme

The master-programme has been issued to Glasgow Clyde College. The programme is currently three weeks behind programme.

The Contractor has indicated a completion date of 28th April 2017. Remaining works centre on the two small link roofs. The Contractor has issued an extension of time claim due to weather and design detailing. This has been rejected by the Consultant Project Manager.

5.0 Finance

The project budget is as follows;

Construction tender	- £152,859.00
Stage 1 professional fees	- £18,710.00
Stage 2 professional fees	- £8,285.00
VAT	- £35,970.00
Total	- £215,824.00

The above costs include a Client contingency within the construction tender of £10,000.00 plus VAT. This contingency has been released through Contract Administrator's instructions.

There have been three interim valuation certificates issued amounting to a gross payment of £139,000.00. Total spend to date including fees and VAT is £199,194.00.

6.0 Works Progress

The works are in delay. Remaining works are completion of small link roofs, removal of scaffolding access and site set-up.

7.0 Risks

There are no identified principal risks to the project.

Project - Cardonald Campus Toilet Refurbishment

The status of the project is further to a review on site on 19th April 2017.

1.0 Design

The design and details of the project are complete.

2.0 Procurement

Tendering exercise is complete and the project has been awarded to Elmwood Projects Ltd.

3.0 Approvals

There are no statutory approvals for Building Control or Planning permission for the works.

With regards to Health and Safety Compliance, the F10 has been issued to the HSE.

4.0 Programme

The master-programme has been issued to Glasgow Clyde College.

The works are contracted to be complete by 27th March 2017, however the revised programme indicated a completion of 8th April 2017.

As of the 19th April 2017, Practical Completion has not been issued by the Consultant. The works are in our opinion generally complete, however the current quality is not up to required standards and until rectified we would agree with the Consultant's position of certification.

5.0 Finance

The project budget for this project and the Business Centre works is as follows;

Construction tender	- £779,542.00
Client contingency	- £10,000.00
Professional fees	- £59,527.00
VAT	- £69,814.00
Total	- £1,018,883.00

The above costs include a Client contingency of £10,000.00 plus VAT. This contingency has been partially released through Contract Administrator's instructions.

There have been four interim valuation certificates issued amounting to a gross payment of £713,199.80. Total spend to date including fees and VAT is £889,398.00.

6.0 Works Progress

The majority of the works are complete, however contract handover is now expected by 28th April 2017.

7.0 Risks

The principal risk to the project is any on-going disruption to the College facilities to rectify quality issues identified as snagging. Certain of the doors could lead to replacement which would potentially be subject to a number of weeks' lead-in.

Project - Cardonald Campus Business Centre Works

The status of the project is further to a review on site on 19th April 2017.

1.0 Design

The design and details of the project are complete.

2.0 Procurement

The procurement process follows that of the Cardonald Toilet Refurbishment, with both projects incorporated in the one tender.

3.0 Approvals

The status of approvals is in line with the above.

4.0 Programme

The works are complete with the exception of a door set in the corridor area.

5.0 Finance

The tender works costs and joint spend are outlined in the toilet refurbishment project.

6.0 Works Progress

The contract practical completion is tied into the toilet refurbishment works.

7.0 Risks

The principal risks to the project are in-line with the toilet refurbishment with regards to completion of snagging.

Project - Langside Campus Toilet Refurbishment

The status of the project is further to a review on site on 27 February 2017.

1.0 Completion

The project is confirmed as being completed and handed back to the College on 24 February 2017.

2.0 Quality

The project has been delivered to the expected contractual quality. Pending information on Health and Safety files to be closed out.

3.0 Finance

The project budget is as follows;

Construction tender	- £99,738.00
Professional fees	- £6,000.00
VAT	- £21,147.00
Total	- £126,885.00

The above costs include a Client contingency within the construction tender of £8,000.00 plus VAT. This contingency has been partially released through Contract Administrator's instructions.

There has been one interim valuation certificate issued amounting to a gross payment of £96,605.62. Total costs to date including fees and VAT is £119,970.00.

Project Spend Profile

Construction costs, fees and VAT

Project	Budget	Invoiced
Cardonald Campus Re-Roofing	£215,824.00	£199,194.00
Cardonald Campus Toilets and BC	£1,018,883.00	£889,398.00
Langside Campus Toilets	£126,885.00	£119,970.00
PM Monitoring	£14,160.00	£14,160.00
Total	£1,375,752.00	£1,222,722.00