Summary
This report provides an update on the progress in the Schools and Centres 21 programme.

Recommendation
The learning and leisure committee is recommended:

(i) to note the progress and budget position of the SC21 projects

Members wishing further information should contact:
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1. INTRODUCTION

1.1 This report is an update on the progress of the ten projects in the Schools and Centres 21 programme.

2. PROGRESS

2.1 Appendix 1 sets out the target dates for all projects both for final completion and individual phases where appropriate. These may change if delays occur in the construction programmes, for example because of unexpected site difficulties or severe weather. However, in most cases, construction is still in the early stages and the contractors are working hard to make up lost time. Generally, changes to the target dates will not be notified until later in the construction programme when certainty is greater.

2.2 Overall progress has been very good despite the difficulties associated with the 2010 winter conditions. Two major phases/projects will be completed in summer 2011.

2.3 Dunbeth Nursery Centre

Dunbeth Nursery Centre was completed snag free by Morgan Sindall and the staff and children moved into the new nursery in January 2011. However, it is now intended to install a new weld mesh boundary fence to replace the metal fence that runs along the boundary with the garage. This will upgrade the boundary fencing to the same high consistent quality.
Although the physical completion date has been affected by the severe weather, the project has met the original target handover date of August 2011. The feedback from staff, pupils and elected members is very positive.

2.5 Coltness High School

The first phase of the new teaching wing and gyms for Coltness High School was delayed by the extreme weather and the slow installations of a new Scottish Power substation. This project is a phased programme and the new school accommodation will be occupied in stages. To minimise disruption the new teaching wing will be occupied in June 2011 after the national examinations are completed. Graham Construction has started work on phase 2.
This Balfour Beatty project is on programme and the high risk activities, for example mine workings, piling and site remediation have been completed. SEPA has been heavily involved because of site environmental concerns. They are fully satisfied with the remediation strategy.

The next key event for this project is the Scottish Government Inquiry Reporter hearing on 21 June 2011 regarding the proposed stopping up order to allow work on the new roundabout on Townhead Road. Environmental Services is leading the council’s response to the Inquiry Reporter.

2.7 Greenhill and Drumpark primary schools

Graham Construction has made steady progress with the adaptation of the old Coatbridge High School to accommodate the two schools. The surplus buildings have been demolished to make way for the parking and playgrounds. The mine consolidation works and rot remedials are complete and the new windows and roof replacement works are ongoing. Historic Scotland has strongly supported the proposals and approved the specification details for the listed building.
2.8 Calderbridge Primary School and Coltness Community Centre

Progress has been good despite the severe weather impact. Graham Construction has completed the mine workings consolidation, structural steel, internal drainage, substructure blockwork and metal decking. Work is starting on the new roof.

2.9 Alexandra & Rochsolloch primary schools

The completion date for the Alexandra/Rochsolloch shared campus is likely to be delayed by 5-6 weeks because of weather disruption, extended discussions about access paths and, the discovery of underground bridge voids at the entrance to the site which prevented site mobilisation. Balfour Beatty has completed the mine work grouting, the diversion of the HV cables, the remediation of the bridge voids and has started the drainage attenuation.
2.10 Chryston High School & Cultural Centre

Despite the impact of the extreme weather which delayed site activities, the occupation of the new building (phase 1) is still on target for August 2012. Morgan Sindall has completed the ground floor slabs and some insulation and roof work. The steelwork is 20% complete on the final section of the building.

2.11 Calderhead High School

Balfour Beatty has recovered most of the delay caused by the severe weather. The occupation date for the new building (phase 1) remains as August 2012. Progress has been very good and the main school block has been demolished and the piling work and steelwork erection for the new school are nearly complete.
Progress with the refurbishment of Caldervale has been seriously delayed by the unanticipated discovery of asbestos under the ground floor of the main teaching block. The impact on the overall programme is projected at c10 weeks. Balfour Beatty has rescheduled work to progress as much of the upper floor levels as possible.

A revised completion date for the new teaching wing will be finalised after the completion of the removal of this ground contamination. The impact on costs is detailed in section 4.3.

3. SITE PERFORMANCE

3.1 All three framework contractors are members of the UK Considerate Constructors Scheme which aims to improve the image of construction. Independent monitors inspect and provide a comprehensive scored audit for each site. They also highlight possible improvements to encourage best practice beyond standard industry requirements. The audit considers eight criteria involving conditions in and around the site; welfare, safety and liaison with surrounding neighbours.

3.2 The council strongly encourages contractor participation in the scheme because it encourages good site management to minimise local impact. The audits are useful in assessing contractor performance and in responding to any public complaints.

3.3 The overall scoring results show that all SC21 project sites are achieving the top two levels. All three contractors are as a minimum achieving the grade of a “Very Good Site” for their projects with three of the sites achieving the top grade of an “Exceptionally Good Site”.

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4. FINANCIAL MONITORING

4.1 Financial monitoring is given a high priority in SC21 project management. The SC21 project manager holds regular meetings with the three contractors to review the key financial, commercial, risk and performance information. Detailed reports are provided for the project board and financial performance is reported in capital monitoring reports.

4.2 The 2011-11 year-end spend, including the accruals of compensation claims and work not yet involved is £57.043m, an increase of £2.286m beyond the previous projection.

4.3 Two risks which may impact on budget projections have emerged over recent months and there are detailed below:

(i) Asbestos: The budget for the removal of asbestos in those projects involving demolition or refurbishment is £1.5m. To date the expenditure is c.£500,000. However, in March 2011 Balfour Beatty discovered substantial asbestos in the infill under Caldervale High School. This contamination is being removed by a specialist contractor in line with HSE guidance. The costs associated with the work is projected at up to £850,000 but this could increase if further ground contamination is discovered.

(ii) Extreme weather: Under the framework the contractors have the right to make compensation claims for costs arising from severe weather where that weather has not previously occurred over a 10 year period. These claims are currently being discussed with the three contractors. The current indicative value is c.£1.23m and an appropriate accrual has been included in the year-end accounts.

4.4 The budget allocated to the current SC21 projects was £200m and at Gateway 4 the costs were projected at £195.1m leaving a balance of c.£5m. However, the project board is confident that there is enough flexibility in the budget to accommodate any additional costs.

5. Recommendations

5.1 The learning and leisure committee is recommended:

(i) to note the progress and budget position of the SC21 projects
## Appendix 1: Schools and Centres 21 Contract Programmes

<table>
<thead>
<tr>
<th>Projects</th>
<th>Design &amp; Build Framework Contractor</th>
<th>Target Completion/Occupation dates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dunbeth Nursery Centre, Coatbridge New Build</td>
<td>Morgan Sindall plc</td>
<td>Completion of whole site</td>
</tr>
<tr>
<td>Cathedral &amp; Firpark primary school campus &amp; Daisy Park Community centre, Motherwell New Build</td>
<td>Morgan Sindall plc</td>
<td>Completion of whole site</td>
</tr>
<tr>
<td>Coltness High School, Wishaw Refurbishment &amp; part new build</td>
<td>Graham Construction</td>
<td>Phase 1: 1st Teaching block, PE Final Phase: (2nd teaching block admin block &amp; pitches)</td>
</tr>
<tr>
<td>Alexandra &amp; Rochsolloch primary schools campus, Airdrie New build</td>
<td>Balfour Beatty</td>
<td>Completion of whole site</td>
</tr>
<tr>
<td>Calderbridge Primary School &amp; Coltness Community Centre, Wishaw New build</td>
<td>Graham Construction</td>
<td>Completion of whole site</td>
</tr>
<tr>
<td>Greenhill &amp; Drumpark primary school campus, Coatbridge Refurb of listed building and new build extension</td>
<td>Graham Construction</td>
<td>Completion of whole site</td>
</tr>
<tr>
<td>Caldervale High School, Airdrie Refurbishment</td>
<td>Balfour Beatty</td>
<td>Phase 1: Main teaching &amp; admin Final Phase: grass pitch</td>
</tr>
<tr>
<td>Calderhead High School, Shotts New build</td>
<td>Balfour Beatty</td>
<td>Phase 1: Main Building Final phase: Pitches</td>
</tr>
<tr>
<td>Chryston High School and Cultural Centre New build</td>
<td>Morgan Sindall plc</td>
<td>Phase 1: Main Building Final phase: Pitch</td>
</tr>
<tr>
<td>St Ambrose &amp; Drumpark ASN secondary schools campus, Coatbridge New build</td>
<td>Balfour Beatty</td>
<td>Completion of whole site</td>
</tr>
</tbody>
</table>

**Actual:** 23 Jan 2011

**Target:** July 2011

**Target:** June 2011

**Target:** June 2012

**Target:** Jan 2012

**Target:** Mar 2012

**Target:** April 2012

**Target:** April 2012

**Target:** Oct 2013

**Target:** August 2012

**Target:** Jan 2013

**Target:** August 2012

**Target:** April 2013

**Target:** August 2012

**Target:** April 2013

**Target:** Oct 2012