

Inverness Royal Academy

Stakeholder Presentation – 23rd June 2015



Contents

- 1. Project / site location**
- 2. Progress Update**
- 3. Construction phasing**
- 4. Community Benefits**

1. Project / site location



2. Progress Update

Since the last presentation given to the Stakeholders (April 2014), there has been significant progress. All Contracts have been agreed meaning that works commenced almost when planned in July 2014. The final contract notes five phases (as opposed to two previously envisaged) leading through to Summer 2016.

Phase 1, Enabling Works – the enabling works were completed in time for the pupils returning from school in August last year. There were a few changes from what they were used to but all pupils and parents seemed to adapt the alterations quickly.

Phase 2, Construction Phase – works got underway in late July with the Concrete Frame getting started towards the end of the year. Constructing a concrete frame in the Highlands through the worst months of winter gave us the expected challenges. Through use of heaters, screens and curtains, we managed to continue through the winter with only a few days lost to wind (can't use the crane) and snow (can't clear it enough to pour concrete). The result was that the concrete frame was complete in April on programme.

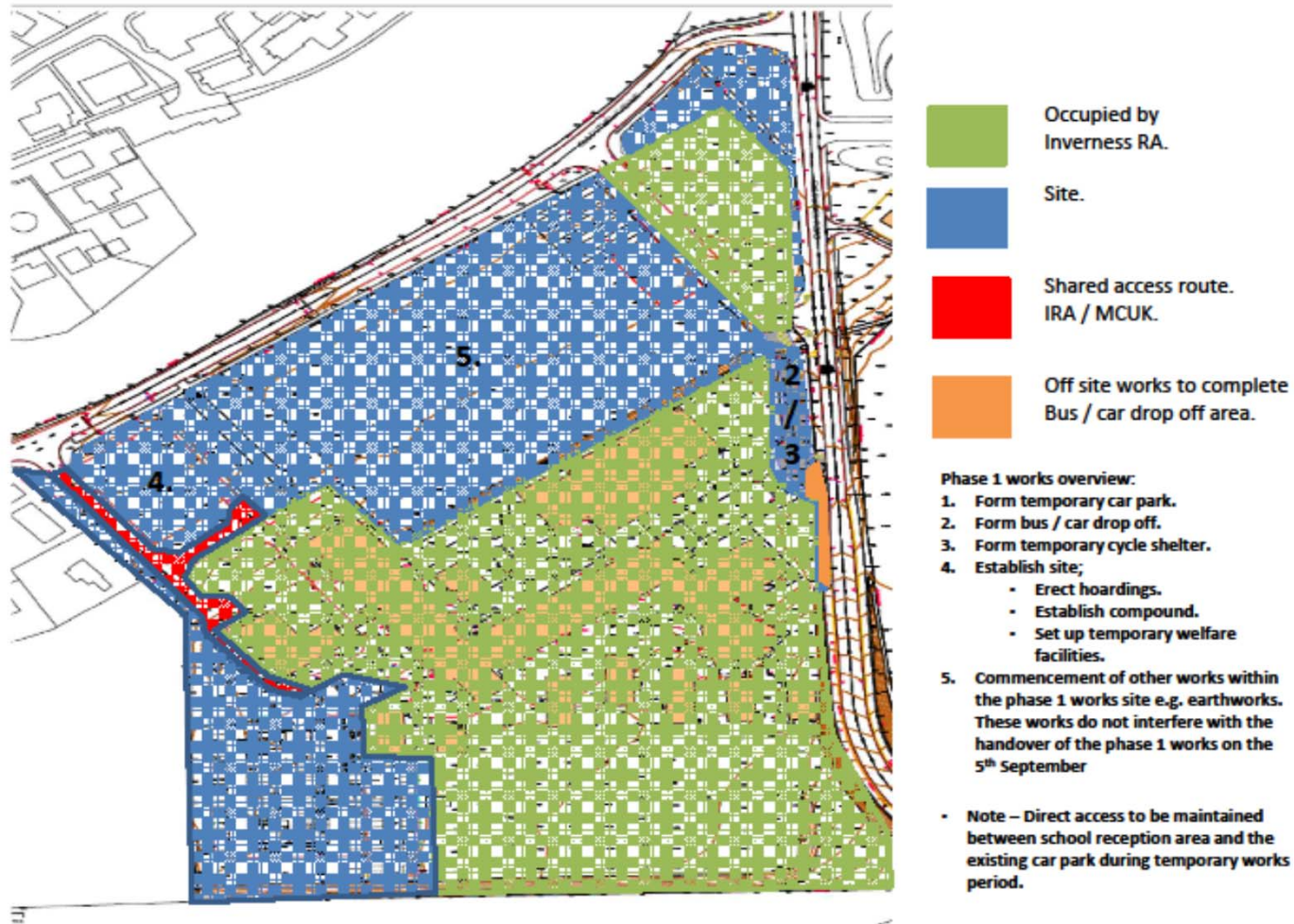
Currently, we have the following activities happening on site:

- Concrete External Wall Sandwich Panels – manufactured off site and bolted in place to form pre-finished external and internal wall finishes. We have just brought in a larger crawler crane to enable us to fit the high level roof terrace panels.
- Roof Coverings – Bauder's "total roof" system which includes insulation and gets fitted to the top surface of the concrete frame.
- Balustrades getting fitted to the concrete stairs, i.e. the stairs were fitted along with the concrete frame.
- Blockwork Partitions – being erected in the sports halls and gymnasiums.
- Stud Partitions – being erected to the teaching block (concrete framed section) which lets us see the rooms starting to form.
- Mechanical & Electrical – as most of the services travel through the building in corridors, we have modules of pre-fabricated services that are manufactured off-site in line with the 3D model that has been created for the services.
- Energy Centre – the separate energy centre building is reasonably well advanced with the frame and external walls complete and the roof coverings commencing shortly.
- External Services – most of the external drainage and ductwork has been installed however, some final connections are getting carried out at the East of the site.

We are still anticipating handing the school over in June 2016 for decant. Please see attached phasing plans for further details.



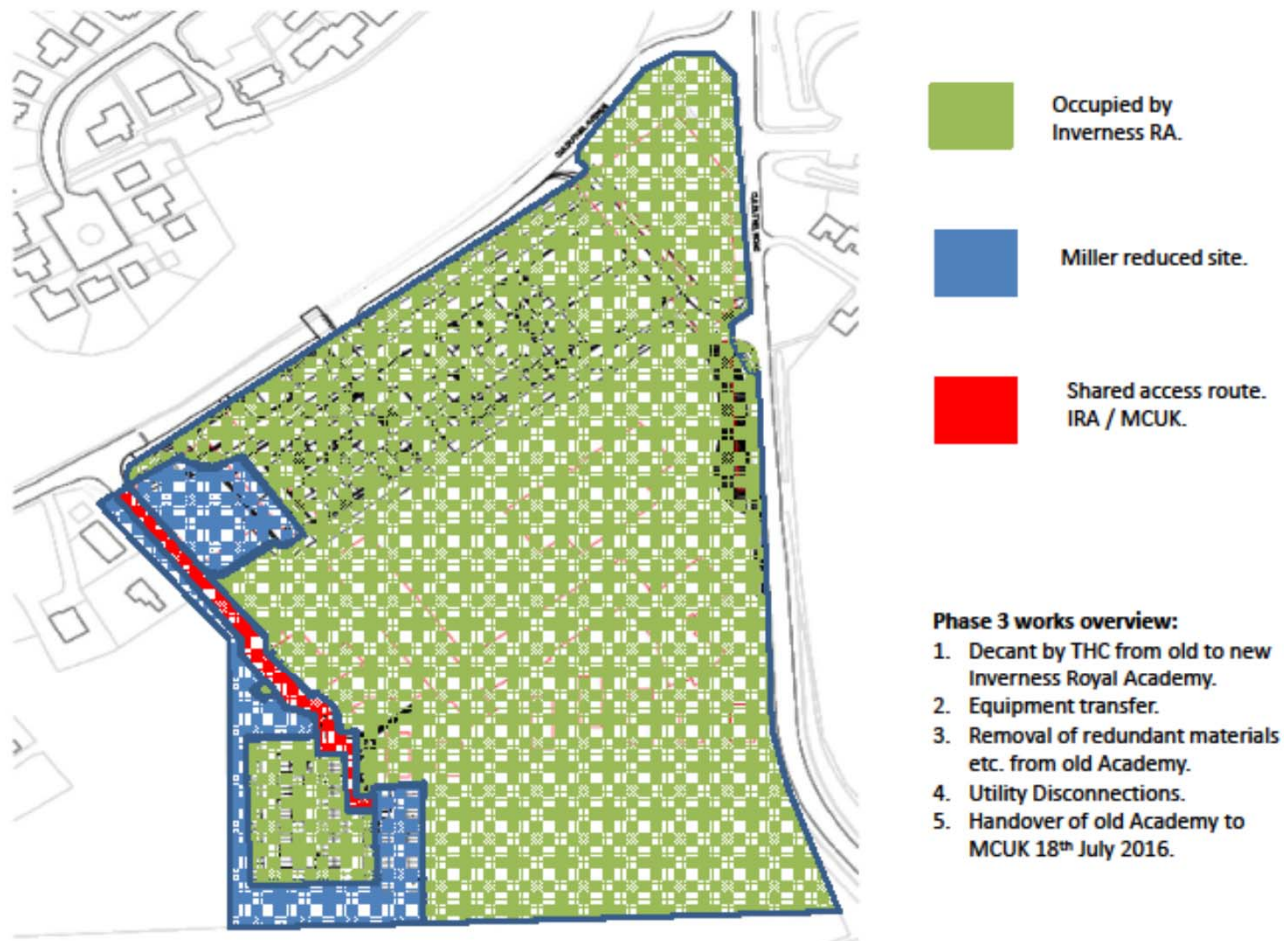
3. Phasing Plans – Phase 1, Enabling Works (28.07.14 – 05.09.14)



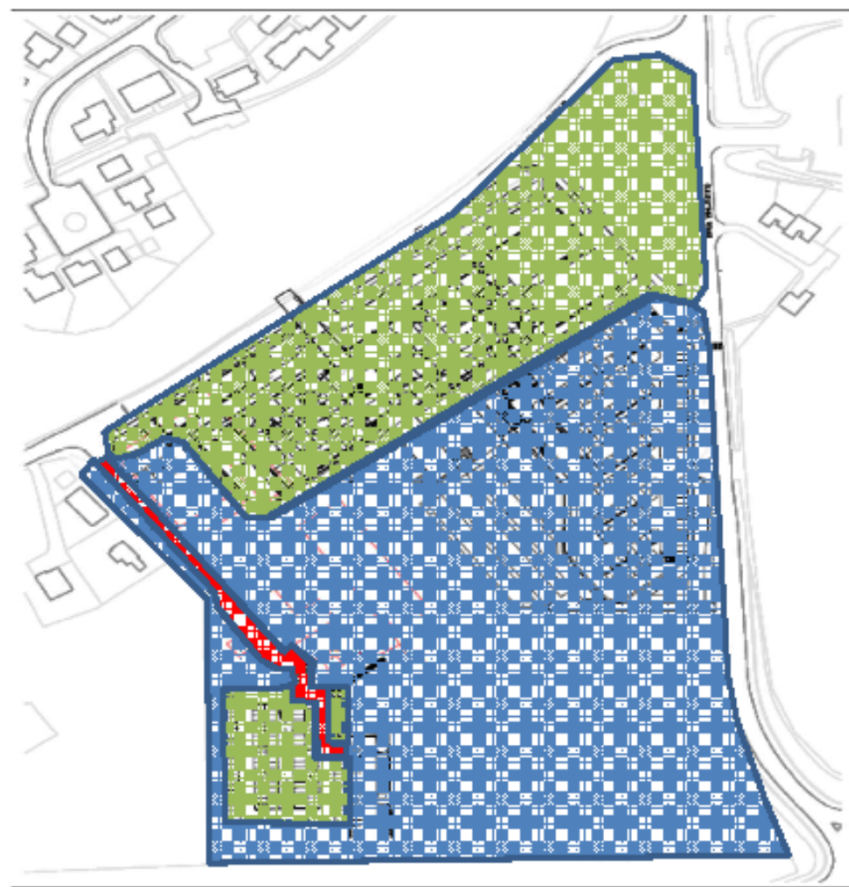
3. Phasing Plans – Phase 2, Enabling Works (11.08.14 – 03.06.16)



3. Phasing Plans – Phase 3, Decant Period (06.06.16 – 18.07.16)



3. Phasing Plans – Phase 4, Demolition / New Car Park (19.07.16 – 24.03.17)



- Occupied by Inverness RA.
- Site.
- Shared access route. IRA / MCUK.

Phase 4 works overview:

1. Reconfigure site boundaries.
2. Refurbishment and demolition asbestos survey.
3. Asbestos removal.
4. Demolition of existing school / outbuildings etc.
5. Cut & Fill (partial)
6. Foul Water main diversion.
7. Form new permanent car park.
8. Handover new permanent car park to THC 20th

3. Phasing Plans – Phase 5, Hard & Soft Landscaping (27.03.17 – 23.06.17)



Occupied by
Inverness RA.

Site.

Phase 5 works overview:

1. Removal of temporary car park.
2. Cut & Fill exercise to balance of site.
3. Construct x 2 MUGA 3G Pitches.
4. Complete hard landscaping.
5. Complete soft landscaping.
6. Handover
7. Decant.

4. Community Benefits

As part of our commitment to work with the local community, we have undertaken several “projects” to bring some benefits from the construction works to the local community.

- Work Experience – one of the school pupils was interested in a career in Civil Engineering. We arranged for her to spend some time on site with one of our recent graduates. Since then, she has confirmed that she will be following this career path.
- Open Doors – we have been keen to encourage an “open doors” policy for the site as much as possible. This has extended to site visits for teachers and parent council.
- School “buy-in” – to encourage the school to get interested in the construction, we have donated some video equipment and encouraged them to create a video diary. This is now responsible for its own you-tube channel.
- Charity – we have held several events to help raise funds for local good causes including;
 - An i-pad was donated to the school to raise funds for an aid trip to Romania. This is getting raffled within the next few days and expected to raise close to four figures!
 - Christmas Dinner on site requiring “Christmas jumpers” (Highland Hospice)
 - Lands End to John O’Groats charity cycle ride with two members of staff taking part (£35K raised for Cancer Research)
 - The Great IRA Bake Off – a team from the site took part in the Great IRA Bake Off to raise funds for the School Council.
 - Events took place as part of Comic Relief and funds raised.



4. Community Benefits

- As part of being keen to leave a legacy, Morrison is going to sponsor one of the school's pupils as she plays for Scotland in basket-ball.
- Biodiversity in the community – as part of a CIRIA initiative, we have instigated “the big challenge” with the school. This seeks to improve the biodiversity in the local environment. By getting pupil involvement, it is hoped that any pupils involved with the project will benefit from the process as well as the wildlife.
- To try and minimise the impact on the community and adjacent infrastructure, we have set up a canteen facility. This saves excessive traffic at break times using the roads. It also, by using local organisations, creates further employment opportunities.

