Development and Infrastructure Service

Seirbheis an Leasachaidh agus a' Bhun-structair

DI17048 - Bridge Control Tower DI17048 - Tùr Smachd Drochaid

Community Liaison Meeting Coinneamh Coimhearsnachd

Community Liaison Meeting 03.06.19



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Introduction Ro-ràdh

The proposals for the Bridge Control Building forms part of the overall development of Stage 2 of the West Link project commisioned by The Highland Council.

Design proposals or the Bridge Control Building have been developed by The Highland Council, Development and Infrastructure to meet the requirements of the clients with the roadworks and proposed bridges developed by Capita on behalf of The Highland Council.



1.0 Introduction



Introduction Ro-ràdh

1.1 Background:

The proposed development has designed to provide facilities suitable for the operation and future development of canal infrastructure in the 21st century. The proposed new Bridge Control Tower will accommodate staff required to operate the current and proposed canal swing bridges across the Caledonian Canal. Comprising a control room with associated welfare facilities, Stair, Lift and Plant room.

The site is situated on the west bank of the Caledonian Canal, just south of the existing Tomnahurich swing bridge. The operation of the A86 which utilises the existing swing bridge will become an integral part in the development of the Bridge Control Tower as will the further development of Phase 2 of the West Link.

The proposal aims to provide facilities which will futureproof the operation of canal infrastructure in Inverness by generating a new building which will allow for continued public access along the canal whilst recognising the importance and setting a new building on the banks of the Caledonian Canal will provide.



1.1 Introduction - Background



Introduction Ro-ràdh

1.2 Project Objectives:

The proposal forms part of the wider development of Phase 2 of the West Link.

The Highland Council previously in co-ordination with Capita have developed the proposal to consider the strategic and financial aspects to identify a preferred solution for the safe and efficient operation of the exiting and proposed bridges from a central control building on the Caledonian Canal.

The implementation of the project is expected to deliver the following benefits:

- Right sized office accommodation
- More efficient solution for swing bridge operation
- Sustainable solution for the future of Scottish Canals infrastructure
- Improved modern, flexible working environment
- Supports the Inner Moray Firth Local Development Plan
- Accessibility for staff and canal users



1.2 Introduction - Project Objectives



2.0 Design Team2.0 Sgioba Dealbhaidh



Design Team Sgioba Dealbhaidh

Project Manager

Highland Council	
Development and Infrastructure	Jason Kelman
Design Lead	
Highland Council	
Development and Infrastructure	Adam Marshall
Civil & Structural Engineer	
Fairhurst	David Muir
Taimuist	
Mechanical & Electrical Engineer	
Highland Council	
Development and Infrastructure	Perry Johnson, David Watters
Quantity Surveyor	
Highland Council	
Development and Infrastructure	Joel Brooks
CDM Supervisor	
Highland Council	
Development and Infrastructure	Neil Shewan
Contractor	
Compass Building & Construction Servic	res
Site Manager	James Fowler







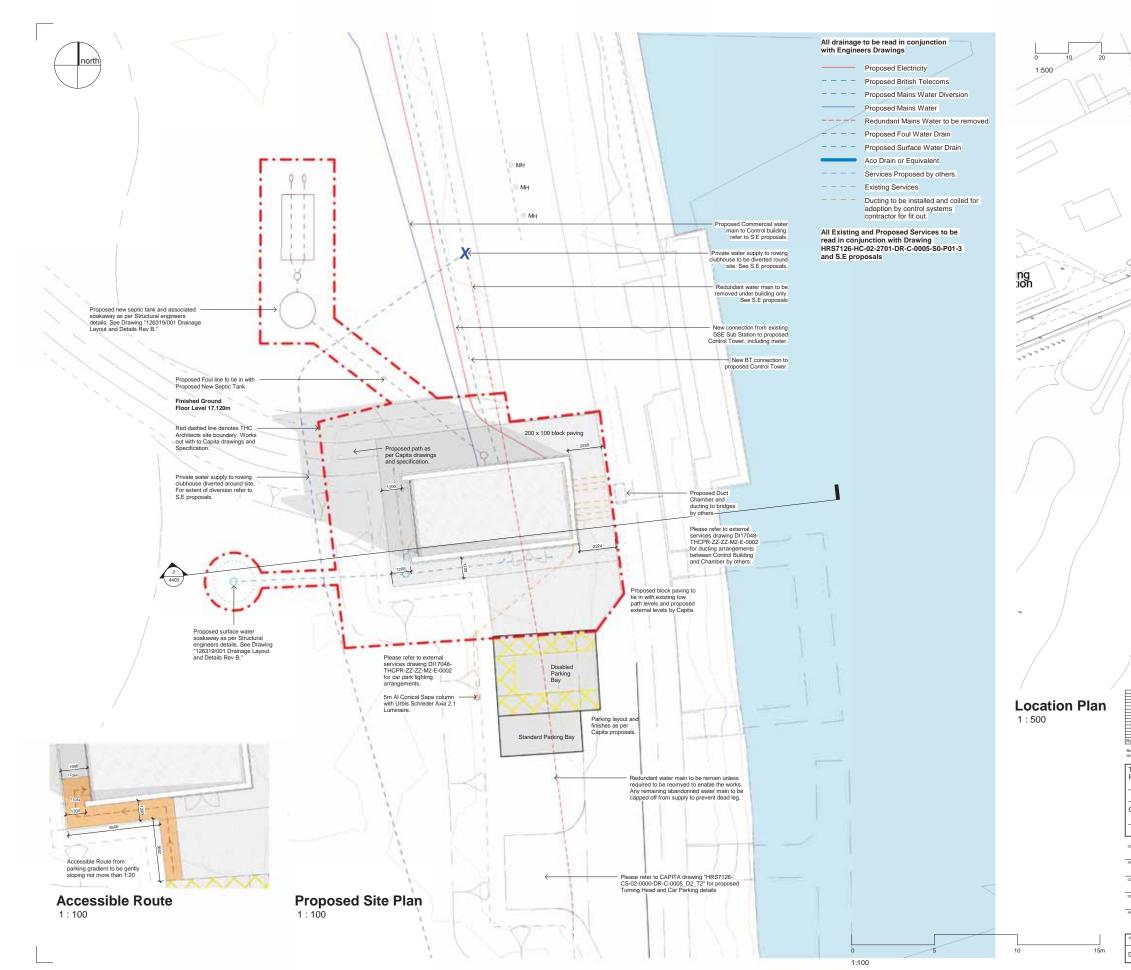
2.1 Design Team



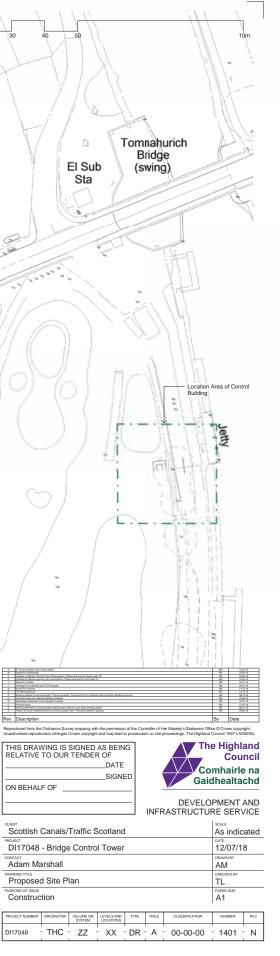
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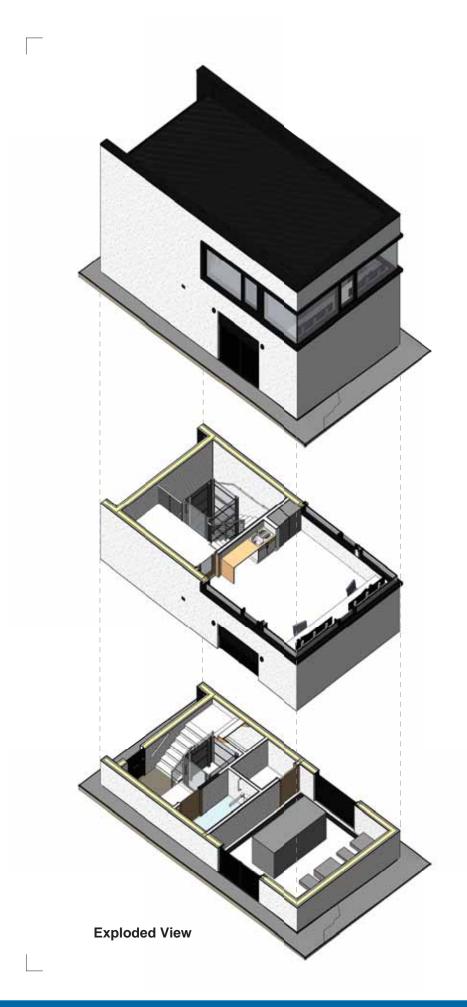
3.0 Proposals3.0 Molaidhean

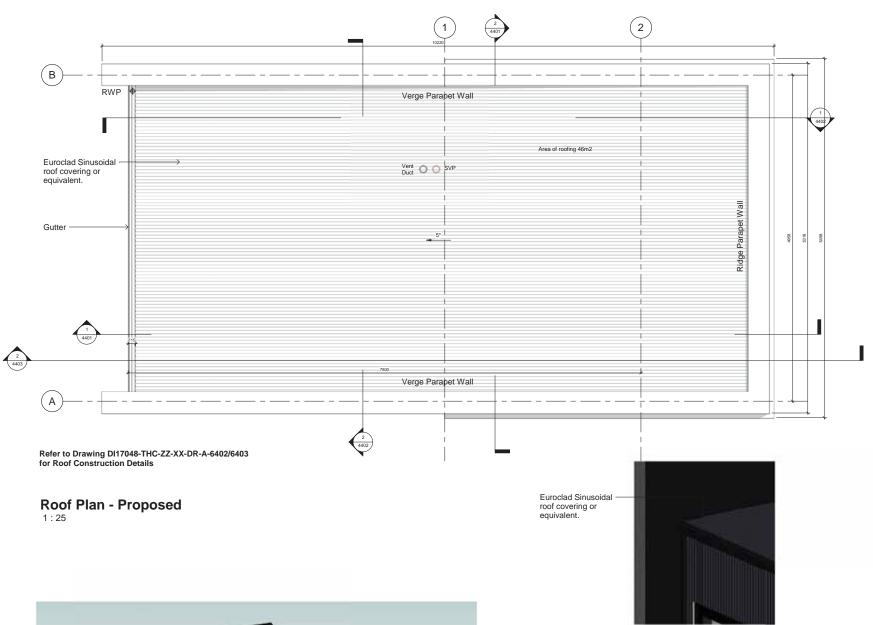




3.1 Proposals - Site Plan









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Tow Path View

3.2 Proposals - Roof Plan

Example of Roof Finish

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Right Elevation

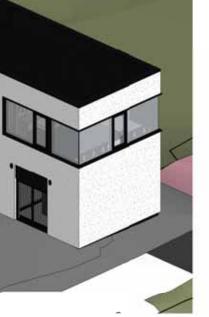
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3.3 Proposals - Elevations

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Rear Elevation



Stepped Lasecourse removed	AN	53,05.19
naued for Construction	AM	19.04.19
Control Room Window Reveal Reduced	AM	08.04.19
Updated to address Warrant Point Observations, Please see Warrant Reply Leter 02.	AM	04.03.19
saued for Tender.	AM	18.01.19
Non-Material Variation to Planning and Scheduled Monument Consent consisting of the following changes: Metal cludding to doors removed, Immusi cheeks to parapet to the black metal hashing. Vermulikateate/Emergency lighting indicated, cluding updated to reflect manufacturer, littack brack brink base course changes to Black Rendered Blockwork.	AM	18.12.18
used For Warrant	AM	16.12.18
Full Panning Issue	AM	12.10.18
Ruliding updated to accommodate 110K/va generator, Protected Zone to Stainwell, Raicony/Solar Shading removed	AM	08.10.18
Mindow reveal and capping faishing increased	AM	23.08.18
Scale Rars added and units changed to memory.	AM	19.07.18
Planning Issue.	AM	12.07.18
Rulkling extended to accommodate addional plant, Relicony and Solar shading added.	AM	06.07.18
Imber missived. Additional bank of lowines to plant room. Protruction added to dataling.	AM	25.06.18
Vertical Timber introduced below glading. Plant room door move to side elevation.	AM	21.06.18
Dimensions Added	AM	24.05.18
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3.4 Proposals - Visualisations



4.0 Progress4.0 Adhartas Togail

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Overview Tar-shealladh

The works began on site Monday 29th April 2019 with a construction programme of 14 weeks. Compass Building and Construction Services have been appointed to undertake the works associated with the construction of the Bridge Control Building following the successful completion of the new Kings Course Clubhouse, formerly Torvean Golf Club. The external works, car parking and control systems fit out are to be undertaken by others following completion.

The works are due to be complete Monday 5th of August 2019.









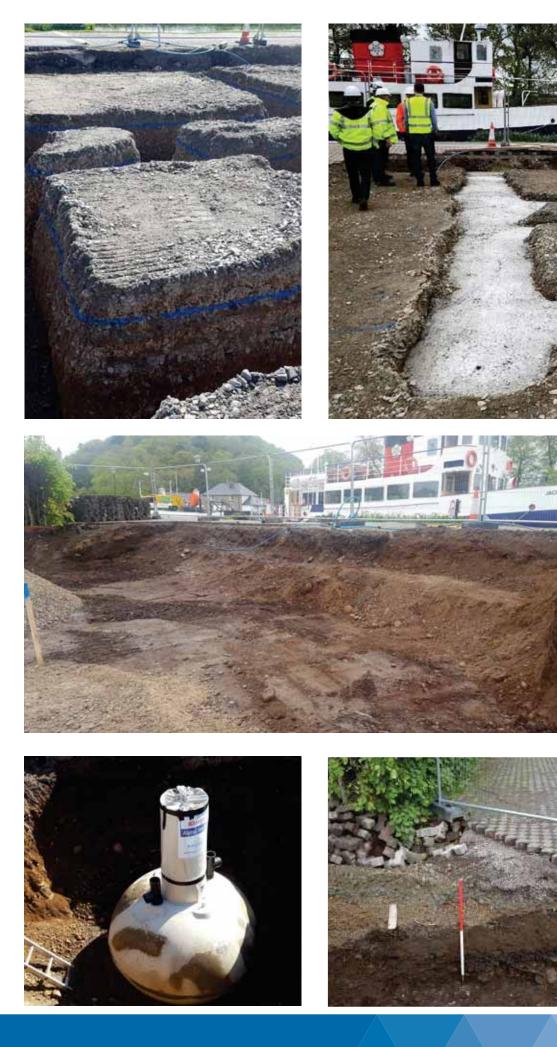
4.1 Progress - Overview





Works to Date Obair gu ruige seo

Compass has undertaken groundworks and excavations to enable the foundations to be poured and underbuilding constructed. The adjacent rowing club water supply has been diverted and services to supply the building are being put in place. Steel is due to be erected on Monday 3rd of June 2019 with the Timber Frame out next week. Progress has been good thus far.



4.2 Progress - Works to Date













COMPASS BUILDING AND CONSTRUCTION SERVICES		BRID	GE CON F	TROL PROGE		•	RVEA	N							he High Cou Comhair àidhealt:	unci le na
Job Number Job Number Temporary Access Road and Cabin Hardstanding	Duration Start 3 days Mon 29/04/19	Finish 29/0 Wee Mi T W T Wed 01/05/19		Week 3	20/05/19 Week 4 S_S_M T_W T_F	27/05/19 Week 5 S S M T W T F S	03/06/19 Week 6 S S M T W T F 5	10/06/19 Week 7 S.S.M.T.W.T.F.S	17/06/19 Week 8 S M T W T F 5	24/06/19 Week 9 SMTWTFS	01/07/19 Week 10 S M T W T F 3	08/07/19 Week 11 S M T W T F	15/07/19 Week 12 SSMTWTF			14
² Locate Services	2 days Thu 02/05/19	Fri 03/05/19	-	· · · · · · · · · · · · · · · · · · ·		**********	7200000000000	600000000000	-militaire	********						
³ Top Soil Strip and Upfill to Formation	5 days Mon 06/05/19	Fri 10/05/19			********	*********				10 / 1 A A A A A A A A A A A A A A A A A A				(1977) - 1976-	*****	
4 Drainage inc. Septic Tank Installation	8 days Wed 08/05/19	Fri 17/05/19		-				*****	1010101010101010							÷
5 Excavate and Pour Foundations	3 days Wed 08/05/19	Fri 10/05/19			1		humilik:	dentioners.		camiline			CONTRACTOR		ACC 1100001	1.12
6 Underbuilding	3 days Mon 13/05/19	Wed 15/05/19			4	10101010101010	********	364 m m m m m			101				**********	i
7 Upfill Slab, Install Insulation and Concrete	5 days Mon 20/05/19	Fri 24/05/19			Firmer and			********						1		ē
8 Service Tracks, Excavate, Lay Ducts and Backfill	5 days Mon 27/05/19	Fri 31/05/19										<u> (1100/04)</u>		947.000004		5
9 Erect Steelwork	2 days Thu 30/05/19	Fri 31/05/19					,					www.com				
¹⁰ Erect Timber Frame to Wind and Watertight	5 days Mon 03/06/19	Fri 07/06/19	CONTRACTOR .													E
11 📖 Roof Works	5 days Mon 10/06/19	Fri 14/06/19		10101010101010		' minani	mmme		100000000000000000000000000000000000000	allannn	onen mer		5 <u>222</u> 0000			e
12 Electrical First Fix	5 days Mon 10/06/19	Fri 14/06/19	in in the second		(***))))((***))c	000000000000000000000000000000000000000	+++++++++++++++++++++++++++++++++++++++		Second Contract	*******						
13 📖 Plumbing First Fix	5 days Mon 10/06/19	Fri 14/06/19			sumue.									11 		: 32
14 📖 Joiner First Fix	5 days Mon 17/06/19	Fri 21/06/19		******						111111-1-1-1		11110000000	720000000001047	Valuenter		
¹⁵ Window and Door Installation	3 days Mon 24/06/19	Wed 26/06/19								*******	(1	*******			F = + = = = = = = = = = = = = = = = = =	a
¹⁶ Render Carrier Board	5 days Mon 17/06/19	Fri 21/06/19				N#0000000000										<u>H</u>
17 Render	5 days Mon 24/06/19	Fri 28/06/19				Communit					ATTACKY (W110000011		azzaniar.		
18 III First Coat Emulsion	5 days Mon 24/06/19	Fri 28/06/19						(**************				******				č
¹⁹ Electrical Second Fix	10 days Mon 01/07/19	Fri 12/07/19				141110					347 a					g
20 Generator Install	2 days Mon 08/07/19	Tue 09/07/19									1111111111111		<u>a-moltor</u>	5		ē
²¹ III Plumbing Second Fix	5 days Mon 01/07/19	Fri 05/07/19									-	1-0.0-0.0-0.0-0.0-0.0-0	******			ä
22 Joiner Second Fix	7 days Mon 01/07/19	Tue 09/07/19				-		Sammer	1100000011003.)			-				
23 📰 Kitchen Install	3 days Mon 08/07/19	Wed 10/07/19							Tresileneer	********			amillion		- annivine.	
24 📰 Lift Install	5 days Mon 08/07/19	Fri 12/07/19				(
²⁵ III Final Painting	10 days Mon 08/07/19	Fri 19/07/19				Satisfiers	and the	-	av <u>1.5555</u>							
²⁶ 📰 Floor Coverings	5 days Mon 22/07/19	Fri 26/07/19				(3+++++++++)									E-111111	
27 Commissioning of Works	2 days Mon 29/07/19	Tue 30/07/19								1477()141414						
28 🖼 Final Clean and Snagging	3 days Wed 31/07/19	Fri 02/08/19		-	Simon	1111000000055					Samples.					
29 Handover	0 days Mon 05/08/19	Mon 05/08/19						i(100-00)					Terrisid in a		Samura	1
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4.3 Progress - Programme



