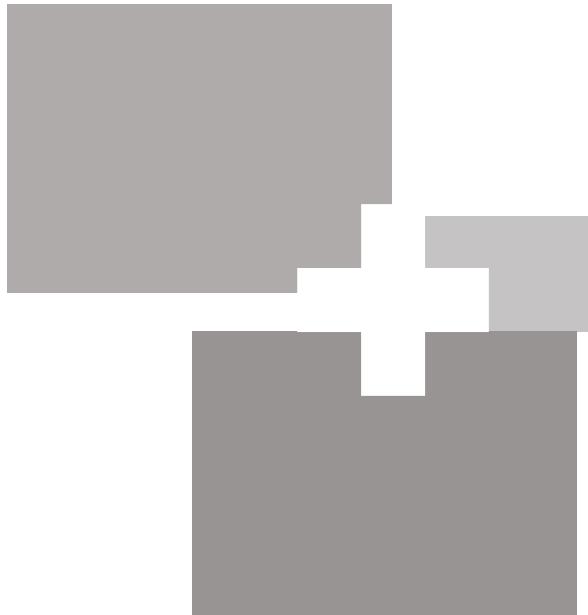


Committee	Board		
Date paper prepared	19/08/2025	Date of committee meeting	17/09/2025
Subject	FW Curtain Wall Project – Interim Status Update		
Author	Doug Rattray – Head of Infrastructure		
Action requested	For information only		
Purpose of the paper	To provide brief update for information on the status of the curtain wall replacement project currently underway in Fort William.		
Summary of the paper	The paper will give a brief summary of the project, works completed to date, programme to completion, and any variations to project cost or programme.		
Consultation	<p>Consultation has been ongoing within the estates team, APUC and with staff / functions affected by the planned works.</p> <p>The paper was presented to Finance & General Purposes committee on 2nd September 2025 and a verbal update provided.</p>		
Resource implications	There is an on-going resource implication from within the Estates team, from APUC in procurement & contracting and in project managing the works.		
Risk implications	<p>Failing to maintain the Fort William estate in a timely manner has a range of consequences, affecting the college staff, the student body and other users. These include but are not limited to:</p> <ul style="list-style-type: none"> • Safety risks associated with structural issues • Increasing costs of deferred works due to developing issues • Energy inefficiency of outdated systems • Aesthetic degradation of buildings and eventual loss of functionality • Reputational damage where deterioration is visible 		
Link with strategy	These works link directly to the Infrastructure Strategy.		
<u>Equality, Diversity, and Inclusion</u>	This report has been written to be readily understandable and accessible to all readers, including those with disabilities or impairments, in line with the Equality Act 2010.		

	<p>It is assumed that the works listed herein will have no direct equality, diversity and inclusion impact other than by enabling the planned operation of the college.</p>
Island Community Impact	Not required in this instance.
Paper status	<p><input checked="" type="checkbox"/> Open – The paper may be circulated to non-members of the committee and published online without restriction.</p> <p><input type="checkbox"/> Restricted – The paper must not be circulated to non-members or published online until after the committee meeting.</p> <p><input type="checkbox"/> Confidential - The paper must not be circulated beyond the committee members and should not be published online. Some information is considered commercially sensitive. [Please note papers may still be subject to Freedom of Information requests – see below].</p>
<u>Freedom of information</u>	Open

F&GP Paper

FW Curtain Wall Project – Interim Status Update



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The Project

The windows along the long-facing aspect (1st floor) have seen damage accumulating year-on-year. These windows have experienced failures to maintain protection since near inception and as they are approaching 30 years old the damage has continued to worsen. The full window façade was experiencing some degree of deterioration, with particularly bad areas in executive offices. In its condition prior to the project, the curtain wall window system was failing to maintain protection against the elements along its full length. There were signs of water ingress along the full length of windows with particular damage requiring immediate repair.

The Curtain Wall Replacement project is to replace the curtain wall window system along the full length of the loch-facing aspect of the main campus building.

Selected Contractor

Easy Heat Systems Ltd. were appointed as the primary contractor for the works in March 2025.

Project Cost

The total cost of the project is £332,905.00 exclusive of VAT. To date, invoice 119183 has been received (06/08/2025) based on Valuation 01 for the value of £249,891.40.

Currently, there are **no accepted (or under-consideration) variations to this project that have a cost implication**. Expectations are that the project will complete on budget and in line with the programme appended at the near of this report.

Managing Disruption to Staff and Students

Early in the project, it was noted that these works would result in several classrooms being unavailable for a significant period of time. Specifically, all rooms along the long facing aspect, 1st floor of the Annex Building have been unavailable. The works have been planned to be completed as much as possible during the summer months to minimise disruption to staff and students. A staff displacement plan has been used to engage with all affected staff and ensure that suitable office space remains available during the works.

It was also noted that the project was planned to run into September and thus a significant implication would be disruption during the induction week. Easy Heat Systems have worked closely with our local estates team to pass back key classrooms spaces as early as possible to again, minimise any disruption.

Works Completed to Date

The following key items have been completed to date (19/08/2025):

- Design of replacement system
- Procurement of windows and materials
- Off-site manufacturing
- All downtakings of existing system have been completed.
- New curtain wall frame has been installed along the full length.
- New glazing has been installed along the approx. 50% of the window system.

Works Remaining

The full remaining programme of works is illustrated at the end of the document, including key items:

- Complete installation of windows
- Finishing works – painting and decoration

- QA inspections, defects identification and rectification

QA inspections are scheduled to begin week starting 1st of September with formal hand back of site to client scheduled for 26th of September. Many rooms could be fully back in use during this inspection window if no defects or issues have been identified in those spaces.

Discussion of Variations

The project has seen one variation (SBCC Notice 01) received 23/06/2025.

Notice 01	Status: Accepted.
	Date received: 23/06/2025
	Cost Implication: None
	Programme Implication: 2-week delay
	Cause: Inability of curtain wall frame manufacturer to meet the compressed project programme, resulting in a 2-week delay of materials to site and hence construction start date.

Programme (For Info)

Project Phase		Task Description	Projected Duration	Timeline (Weeks 1-6)																												
				SUN	MON	TUE	WED	THU	FRI	SAT	SUN	TUE	WED	THU	FRI	SAT	SUN	TUE	WED	THU	FRI	SAT	SUN	TUE	WED	THU	FRI	SAT	SUN			
PRE 1	Pre-Construction Works			SUN	MON	TUE	WED	THU	FRI	SAT	SUN	TUE	WED	THU	FRI	SAT	SUN	TUE	WED	THU	FRI	SAT	SUN	TUE	WED	THU	FRI	SAT	SUN			
	Pre-Start Inspections		10 Days	SUN	MON	TUE	WED	THU	FRI	SAT	SUN	TUE	WED	THU	FRI	SAT	SUN	TUE	WED	THU	FRI	SAT	SUN	TUE	WED	THU	FRI	SAT	SUN			
CP 1	Installation Phase																															
1.01	Delivery & Off-loading of Glazing Units		5 Days																													
1.02	Erect Scaffolding		5 Days																													
1.03	Installation of Windows		30 Days																													
1.04	QA Inspections 1		10 Days																													
1.05	Cleaning & Snagging		10 Days																													
1.06	QA Inspection 2 & Client Inspection & Approval		2 Days																													
CP 2	Downtaking Period																															
2.01	Removal Scaffolding		5 Days																													
2.02	Removal Site Compound		5 Days																													
CP 3	Completion Handover																															
3.01	Compile Handover Paperwork & Certifications		10 Days																													
3.02	On Site Completion Handover		1 Day																													
3.03	Hand Back Site to Client		1 Day																													
3.04	Final Valuation 5 - Upon Completion		1 Day																													