

<b>Item</b>	
<b>Committee</b>	Finance and General Purposes Committee
<b>Date paper prepared</b>	17/03/2025
<b>Date of committee meeting</b>	Email
<b>Subject</b>	Fort William Curtain Wall Replacement Project
<b>Author</b>	Doug Rattray
<b>Action requested</b>	<input type="checkbox"/> For Information <input type="checkbox"/> For Discussion <input type="checkbox"/> For recommendation <input type="checkbox"/> For Endorsement <input checked="" type="checkbox"/> For Approval
<b>Purpose of the paper</b>	The purpose of this paper is to present the cost estimate for works associated with the Curtain Wall Replacement project at our Fort William main campus seeking approval to issue contract award on this basis.
<b>Brief summary of the paper</b>	<p>The Curtain Wall Replacement project represents essential works required on one of our main campuses to replace a curtain wall system that has deteriorated and is failing to maintain weather protection.</p> <p>The proposal presented within is for the full replacement of the curtain wall system, which would be completed in Summer 2025. The project is part funded through SFC Emergency CAPEX funds but the college is required to contribute significant capital funds also to complete this project.</p>
<b>Consultation How has consultation with partners been conducted?</b>	Consultation has been ongoing within the estates team, APUC and with staff / functions affected by the planned works.
<b>Resource implications What are the risks with this proposal?</b>	Estates team and APUC staff time will be required during enabling and construction to support these works. Professional services may be required for project management of the project on behalf of UHI and facilitating and overseeing on-campus works once underway.
<b>Risk implications</b>	<p>Failing to undertake these works on the college estate at this time has a range of consequences, affecting the college staff, the student body and other users. Fundamentally, these works are deemed to be essential, and so delaying project runs the risk of the college having to carry the full cost burden in the near term future, i.e., needing to complete the project in full without additional SFC Em CAPEX Grant funding support.</p> <p>During any delay, additional consequences would include:</p>

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	<ul style="list-style-type: none"> <li>Continued degradation of the curtain wall system with affected rooms being no longer habitable.</li> <li>Increasing costs of deferred works due to developing issues</li> <li>Deferred costs being unaffordable at a future date alongside newly emerging works</li> <li>Aesthetic degradation of buildings and eventual loss of functionality</li> <li>Reputational damage where deterioration is visible</li> </ul>
<b>Link with strategy</b>	These works link directly to the draft Infrastructure Strategy and Delivery Plan.
<b>Equality, Diversity and Inclusion</b>	It has been assumed that these works will have no direct equality, diversity and inclusion impact other than by enabling the planned normal operation of the college.
<b>Island Community Impact</b>	It has been assumed that these works will have no direct impact on Islands Communities other than by enabling the planned normal operation of campuses based in the Islands.
<b>Paper status</b>	<p><input checked="" type="checkbox"/> <b>Open</b> – the paper may be circulated to non-members of the committee and published online without restriction.</p> <p><input type="checkbox"/> <b>Restricted</b> – the paper must not be circulated to non-members or published online until after the committee meeting.</p> <p><input type="checkbox"/> <b>Confidential</b> - the paper must not be circulated beyond the committee members and should not be published online. [Please note papers may still be subject to Freedom of Information requests, as specified in the next section].</p>
<b>Freedom of information (FOI)</b>	<p><input checked="" type="checkbox"/> <b>Open</b></p> <p><input type="checkbox"/> <b>Closed</b> – disclosure would substantially prejudice a programme of research.</p> <p><input type="checkbox"/> <b>Closed</b> – disclosure would substantially prejudice the effective conduct of public affairs.</p> <p><input type="checkbox"/> <b>Closed</b> - Disclosure would substantially prejudice the commercial interests of any person or organisation.</p> <p><input type="checkbox"/> <b>Closed</b> - Disclosure would constitute a breach of confidence actionable in court.</p> <p><input type="checkbox"/> <b>Closed</b> - Disclosure would constitute a breach of the Data Protection Act.</p> <p><input type="checkbox"/> <b>Closed</b> - Other, please specify.</p>
<b>Freedom of information (FOI) disclosure date</b>	<p>If closed/ withheld is selected above, enter the date when this will become 'open':</p> <p>Click or tap to enter a date.</p>

# F&GP Report

## Fort William Curtain Wall Replacement Project



## Contents

Project Description.....	5
Funding Position .....	5
Costs of Works .....	5
Value for Money .....	6
Route to Contract Award .....	7
Appendix A: Easy Heat Systems Quotation.....	8
Appendix B: Photos of Exterior Damage.....	8

## Project Description

**Campus:** Fort William. **Status:** In procurement negotiation with Easy Heat Systems (subsidiary: McDermott Engineering.)

**Quoted Value of Works:** £356,283 plus VAT = £427,540 incl. VAT

**Approved Current Budget:** £267,731 based on Estimate from Pick Everard Survey Oct 2024

- £96,000 Approved UHI NWH CAPEX 2024-25 contribution
- £171,731 SFC College Emergency Capital Maintenance Fund FY 2024-25

**Additional cost – approval required**

- £159,809 Additional capital cost to come from 2025-26 capital grant allocation – **approval required**

**Summary:** The windows along the long-facing aspect of the building 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 is experiencing some degree of deterioration, with particularly bad areas in executive offices. In its current condition, the curtain wall window system is failing to maintain protection against the elements along its full length. There are signs of water ingress along the full length of windows with particular damage, requiring immediate repair at the SW aspect. Additionally, the damaged window system is no longer providing adequate fire barrier protection along its full length.

The recommendation is for a replacement of the curtain wall window system along the full loch-facing aspect of the building.

Pick Everard completed their survey of the windows in June 2024. Engineers at Pick Everard noted that the high cost is largely driven by the system design being a curtain wall glass window system. This is a non-structural exterior covering of a building. In Fort William's case, built of metal frame and glass which was used to allow for the curved element of the construction. Much of the exterior façade including windowsills are built on top of this curtain wall system rather than being structural elements of the building.

Photos illustrating some of the external damages are shown in Appendix B.

## Funding Position

£96,000 (incl. VAT) UHI NWH CAPEX 2024/25 funding has been approved at the Oct F&GP board meeting for completion of these works. Note that at this time, we were awaiting initial cost estimates from Pick Everard and did not understand the nature of the curtain wall design. Thinking that the window system was significantly simpler, this budgeted amount reflects repair of a traditional framed window system, a band of framed windows set within a traditional wall structure.

£171,731 (incl. VAT) top up funding has been allocated to this project through application into the SFC College Emergency Capital Maintenance Fund FY 2024-25. The SFC Emergency funding needs to be allocated (grant award issued) by end of March 2025. This means that we have only a very short period to complete the tender process and appoint a contractor for the work. The actual work on the building can be completed during summer 2025 but the work needs to be contracted for by 31<sup>st</sup> March to be able to claim the grant funding.

## Costs of Works

This project has received top up funding through application into the SFC Emergency Capital Grant scheme allowing us to enter procurement for the full curtain wall replacement. The SFC Emergency funding needs to be allocated (grant award issued) by end of March 2025 and so to remain compliant with the Public Contracts (Scotland) Regulations 2015, the only viable option is to contract via a National Framework Agreement. APUC have approached

suppliers on Scotland Excel Framework Ref 1320 Energy Efficiency Contractors. A viable bid was received from Easy Heat Systems based on a design and build quote for completion of the works (see attached).

The Easy Heat Systems proposal, costs this project at:

**£356,283 + VAT (£427,540 incl. VAT)**

To complete these works, UHI NWH is required to contribute:

**£255,809 incl. VAT**

The proposal is to fund the project as follows:

1. £96,000 already committed and approved from the 2024-25 capital funding budget
2. The balance of £159,809 to be funded from the 2025-26 capital funding budget given that the works will be completed in July/Aug 2025.

## Value for Money

To ascertain whether this quotation represented good value for money, market research was completed with 3 additional suppliers who did not bid due to capacity but provided indicative prices on the project ranging between £300k and £420k (excluding VAT).

Easy Heat Systems also completed a site visit to identify any works and risks not included in the initial Pick Everard Report and to ensure all costs were accounted for on a fixed price basis. The costs include all design and structural engineer costs.

The Easy Heat Systems quotation is squarely in the middle of this range.

Additionally, Easy Heat Systems have undertaken design and build of similar works for Sabhal Mòr Ostaig, and we have received very positive feedback from them regarding their workmanship.

In search of potential cost savings that could be made against the quote, we have explored various options described below.

- **Separate design from build aspects of the project.** There could be potentially be up to £20k of savings that could be realised should we seek to contract the design phase of the works separately from the build phase. An architect/design company (e.g., CRGP) could be used to undertake the design phase, passing this completed design to Easy Heat Systems for delivery. However, a single contractor design and build contract is preferable because it offers a single point of responsibility, reducing risks for ourselves. It also offers the only viable route to market given the awarding timescales required, as an architect/design company would not be able to complete a design for Easy Heat Systems to quote against within the March deadline. With a design and build contract, UHI NWH has greater confidence that responsibility for project delivery to budget is held by the contractor.
- **Identifying aspects of the project to exclude.** Potential aspects of the project that could be excluded from this contract include, reinstatement of the fire barrier and decorative works. In order to return the building to service, both of these tasks are required to be completed and so the college would still be required to fund these works. In the current bid, appendix A, decorative works are excluded as we are still seeking a local sub-contractor. These works are likely to be very low value in comparison to the remainder of the works.

- **Splitting the works over more than one year.** It is possible to split the works over multiple years, with only the most urgent aspect (SW) completed in the summer of 2025. In doing so, a significant cost saving could be realised in 2025, but doing so would result in inefficiencies and additional costs overall.

The replacement of the curtain wall window system along the full length of the building is required to be completed. If the works were separated into two phases, most of the costs associated with preliminaries, delivery and construction would be incurred on both phases of construction works.

In terms of phased costs, the estimate cost for each phase is (see appendix A for breakdown):

- SW façade – 208,543.66 + VAT
- SE façade – £187,840.80 + VAT + annual uplift and any changes in material costs

Undertaking the work in two phases would also mean that key aspects of building regulation, presence of adequate fire barrier and protection against elements would not be completed in a section of the building until 2026.

## Route to Contract Award

The following actions require to be completed in order to issue a contract award to Easy Heat Systems prior to the end of March 2025.

1. Receive Final Quote from Easy Heat Systems
2. UHI NWH Executive Leadership approval of proposal
- 3. UHI NWH F&GP and Board approval**
4. Amanda Mackenzie (APUC) to finalise Award Report
5. UHI NWH sign off on project based on Award Report.
6. Easy Heat Systems to be set up on PECOS and order raised
7. Amanda Mackenzie (APUC) to Issue Contract Award Letter.



## Appendix A: Easy Heat Systems Quotation

### Single Install



240775 - UHI NW  
 Hebrides - Window

### Southwest Aspect only



240775 - UHI NW -  
 Window Replaceme

### Northwest Aspect only



240775 - UHI NWH -  
 Window Replaceme

## Appendix B: Photos of Exterior Damage









