

Subject: Schools Backlog Maintenance Programme – Warbstow School

Theme	Question	Arcadis' Response
Traffic & heavy vehicles	<p>Why does the contractor allow heavy vehicles to arrive at the site at child drop off and pick up times? Both hazardous and risk.</p>	<p>Site safety is of paramount importance to Lorne Stewart Plc, Arcadis and to Cornwall Council.</p> <p>Arcadis have reiterated that delivery time should not be between 8.30-9.30 or at pick up times.</p> <p>Lorne Stewart (the Contractor) have been instructed to not accept deliveries in these times where possible.</p>
	<p>Residents find traffic increase from site workers and deliveries has changed the overall feel of safety.</p>	<p>This will controlled via the Road Traffic Plan and Lorne Stewart Plc site Foreman, Arcadis and Cornwall Council are sorry about the perception of safety in and around the site; as already said, safety is of paramount importance.</p>
Working Practises	<p>Never known a site close down by 3pm every day.</p>	<p>Concerns about site working practises have been relayed to the Contractor; whilst the works to date has not been critical to the timely delivery of the project, as other aspects do not rely on it, the points about getting ahead of time are valid.</p> <p>Current working periods are 7am to 3pm as requested. At times only the site Foreman would be in attendance whilst the various trades interchange however this is dependent on the timely ordering of scope and subsequent completion by the contractor.</p>
	<p>On a dry day, why do they not utilise that day to maximum affect. No, gates locked at 3pm as usual.</p>	
	<p>Often gone before pick-up.</p>	
	<p>Sat in the canteen container a lot.</p>	
	<p>Often an empty building site more than a busy one.</p>	

	<p>Why does everyone working on site go home at 3/3.30pm</p> <p>Why so few workmen working slowly?</p> <p>Actual site hours are incredibly short. No foreman driving the onsite team.</p>	<p>The Contractor employs a full-time site foreman; your concerns have been elevated to one of the contractor's Directors.</p> <p>Site conditions, such as the lack of foundations to the existing retaining wall and significant ground water caused by an unseasonably wet winter, have led to additional design being required during the construction phase, causing short periods of inactivity or reduced progress, with at times only the site foreman onsite.</p> <p>Such changes have been necessary and have been instructed, designed and managed by the Arcadis Project Management team.</p>
Timescales and management	Need to get the project finished without costs and timescales escalating further.	Arcadis have dedicated significant time and effort to undertake works to progress the project; cost and time are being managed very carefully.
	Put in a Management structure that gets results.	The Warbstow project is under significant scrutiny from senior members of the Council, the Consultant and the Contractor.
	Many deadlines have passed and are still blighted by ugly features.	Cornwall Council and Arcadis are sorry for the impact that the project has had on the local environment. Once the classroom is in-place, we are confident that the learning space provided will be a first-rate educational space for the pupils and teachers of the school.

	<p>Would appreciate a professional and empathetic response from site managers to ensure work is completed quickly.</p>	<p>Arcadis and Cornwall Council have attended a number of meetings, both with the school and the Academy, as well as a more public meeting on 22 February 2018. At each of the meetings Arcadis have apologised for aspects of the project that have not gone as well as we would have wished.</p> <p>Arcadis, Cornwall Council and the Contractor have the progress of this project under significant scrutiny.</p>
	<p>Why is it taking so long?</p>	<p>Please see associated 'Overall Timeline'</p>

There were additional questions asked at the meeting:

**Why is the Ramp so big?** The plan of the ramp is attached. Clarity will come once the portacabin is on site, but there is one turn where the ramp is accessed; it slopes down towards the emergency egress from the portacabin (where there is another turn round the end of the building; it also slopes up to the field. It is not the zig-zag pattern that was claimed and it satisfies the design requirements for the SAI scheme.

**Planning Permission.** Planning Permission was sought in August/September and was validated on 13 Sep 17. Planning was granted on 26 Oct 17. <http://planning.cornwall.gov.uk/online-applications/applicationDetails.do?keyVal=OUVH0IFGHQQ00&activeTab=summary>

**Cost Escalation.** There was an opinion expressed that the costs of the project had escalated from £160K to £508K (+ enabling works). An initial desktop estimate was undertaken to ascertain rough costs for the project, which was to replace a single classroom with a single classroom. Since then the requirement has changed significantly, and a double classroom is being provided, with commensurate requirements for foundations, increased drainage, a retaining wall to replace the previous one which was not safe, and other aspects required for a significantly larger structure.

I provide a weekly, bullet point, update to the school and to the Cornwall Council stakeholder community. If you are content, I will include you in it from now on. Please see this week's below:

Dear All,

Please find this week's Warbstow bullet-point update

Last week:

Councillor Barry Jordan briefed on the progress and challenges at the School

Radon barrier & Radon sumps installed to foundations

Site closed due to dangerous working conditions (snow & ice) (1 & 2 Mar 18)

Ben Hawkins has contacted the Parish Council

Next week:

The planned start date for the in-load of the haul road material, but there will need to be some pre-works before which were delayed due to weather on 1&2 Mar;

Traffic Management Plan to be communicated to residents to residents affected in Bury Close