Preliminary Plan for Phased Upgrade Programme

It is proposed that the heating upgrade works would be completed on a phased basis during the autumn school term with overall completion by the start of the spring term on January 5th 2027. The proposed phasing is as follows:-

Phase 1 – Boiler House and North Side Heating Upgrade Works

Phase 1 would commence immediately on appointment at the end of September 2026 and includes the full strip out of the boiler room and heating distribution system in the north side of the school only. The existing heating distribution system in the south side of the school and the existing header pipework back to the boiler house is to be retained and be reconnected to the new heating centre via plate heat exchanger and the existing circuit pump to provide heating to the south of the building from November 2nd 2026. Phase 1 would be split into three sub phases as follows:-

Phase 1A will include the heating centre upgrade and gas services and can be completed during normal hours. The strip out and upgrade of the distribution system within the East side of the northern end of the building will be stripped out and the new heating system installed generally outside of school hours, during evenings and weekends with a maximum of two classrooms being given into the possession of the contractor during normal school hours. The school must be returned in suitable condition each morning for normal school activities. A maximum of two classrooms can be made available to the contractor, on a sequential basis, during normal school hours. Works within the circulation corridors will be completed outside of school hours as these areas cannot be made available to the contractor during school hours.

Phase 1B will include upgrade of the heating distribution system to the west side of the northern end of the building. Again the strip out and upgrade of the distribution system within the West side of the northern end of the building will be stripped out and the new heating system installed generally outside of school hours, during evenings and weekends, with a maximum of two classrooms being given into the possession of the contractor during normal school hours. It is therefore envisaged that there would be a day crew and a separate evening crew working in the school after school hours. The school must be returned in suitable condition each morning for normal school activities. A maximum of two classrooms can be made available, on a rotational basis to the contractor during normal school hours to complete works but all works within the corridors, offices, staff room, GP Room / Canteen will be completed outside of school hours as these areas cannot be made available to the contractor during normal school hours

Phase 1C will include upgrade of the heating distribution header pipework within the corridor areas of the South Side of the school building with valved tap offs into each classroom to facilitate later changeover of the heating within the rooms on a room by room basis as part of phase 2. The Phase 1C works shall be installed generally outside of school hours, during evenings and weekends and during the mid-term break. During school term the Phase 1C areas of the school must be returned in suitable condition each morning for normal school activities.

Phase 2 – South Side Heating Upgrade Works

The Phase 2 works commence after mid-term on November 2nd and extend to January 5th 2027 as follows:-

Phase 2 will include upgrade of the heating distribution system and radiators within the Zone 2 southern side of the school building with rooms changed over from the existing heating distribution system to the new system installed as part of phase 1C on a room by room basis. The school will make two classrooms available during normal school hours on a sequential basis. Otherwise the contractor will need to work outside of normal school hours to complete the upgrade works. On completion of rooms the work areas must be cleaned and returned to the school in suitable condition for normal school activities. The existing heating circulation pump and heating pipework serving the south side of the building must remain in operation to provide space heating during the upgrade changeover works which will be completed in November / December when cold ambient temperatures will pertain and the school must not be left without a heating system. On completion of the changeover the existing header pipework back to the boiler house shall be decommissioned and stripped out outside of normal school hours and the ceilings re-instated.

In summary it is envisaged that the works within the school will be completed both during normal school hours, with two classrooms being given into the contractor possession and also extensively outside of school hours for circulation corridor areas, offices, toilets staff room, GP room / canteen and other communal rooms and that the contractor will work in a flexible manner to accommodate the school's normal timetable in so far as is practical.

The contractor shall be required to prepare a fully detailed programme of works in consultation with the School Principal and Employers Representative prior to commencement. The programme will be subject to ongoing review and adjustment in consultation with the school management for the duration of the works to ensure that the school can deliver the curriculum and the contractor can deliver the upgrade works project.