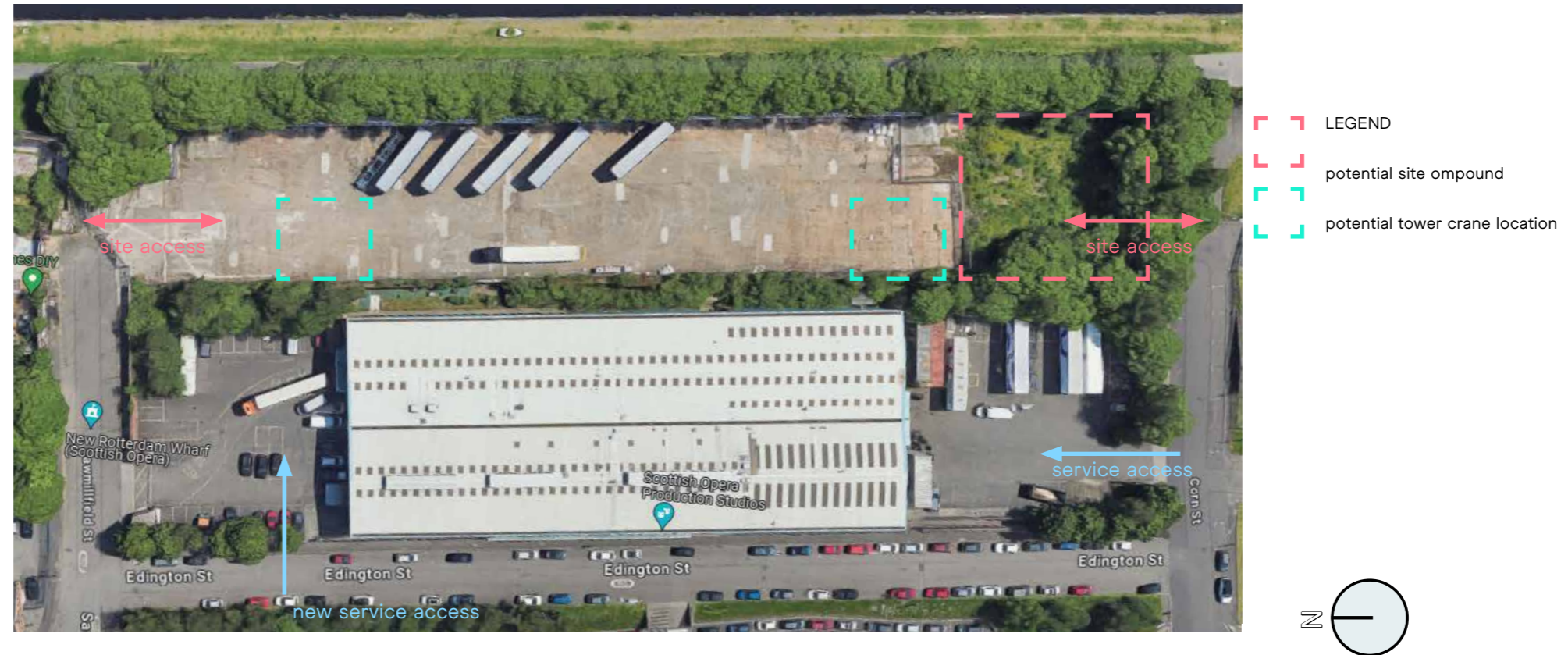


13

Programme & Phasing

13.1 Potential phasing / logistics



Aerial view of site with access and potential site compounds indicated

The intention is for New Rotterdam Wharf to be developed in a single construction phase. Student housing providers require the PBSA blocks to be ready for occupation in the autumn of 2027 which dictates the overall programme. However certain logistical issues will dictate the build sequence and potential phasing of the works.

The expectation is that the Contractor will be registered with the Considerate Contractor scheme <https://www.ccscheme.org.uk/>. They will operate in a responsible manner to minimise disruption to both Scottish Opera and other neighbours, including nearby commercial premises, the Conservatoire and the residents of Spiers Wharf.

The works will require the temporary stopping up of the stepped access to the tow path at the north end of the site.

Contractor operators will be encouraged to use public transport to access the site to minimise additional strain to on-street parking in the area. Construction access is assumed to be from both ends of the New Rotterdam Wharf site, from Sawmillfield Street to the north and Corn Street to the south.

Two tower cranes will be required to construct the PBSA blocks, and it is assumed at this stage these will be located on the platform site in the location of the north and south courtyards. The use of cranes will dictate the sequencing of the construction of the Scottish Opera building in the centre of the site.

At the moment it is anticipated that Scottish Opera's existing building will remain operational, with periods of closure minimised to suit the construction sequence, however it is anticipated that certain Scottish Opera activity will need to be relocated elsewhere. This is likely to include orchestra rehearsals due to construction noise and education activities to reduce risks posed around the public accessing Edington Street.

Further consideration is needed regarding the Scottish Opera production workshop activity due to the potential obstruction of service access, and the need to relocate MEP plant associated with the workshop areas as part of the wider project.

The construction of the spine block and the bridge connections linking the existing Scottish Opera building with the new facilities require careful co-ordination and again will necessitate some period of closure of the existing building.

It is envisaged that the 'bridging structures of the north and south steps will be constructed after the construction of the adjacent PBSA to enable construction to be off the relatively flat platform site.

It is anticipated that the build sequence constructs one of the PBSA blocks in parallel with the Scottish Opera building. This enables the remainder of the site to be available for the contractor's compound. If Scottish Opera were to vacate Edington Street, then the Contractor could potentially partially occupy the Edington Street building.

As for the earlier Scottish Opera foyer development at the Theatre Royal, it is envisaged that Scottish Opera's workshop could potentially supply fine joinery services for the project, thus contributing in a direct way to the realisation of their own vision.

Early contractor engagement is sought to review buildability and site logistics to ensure that the construction phase can be undertaken safely and with the minimum disruption.

Programme

The Planning submission in February 2024 for Scottish Opera's Development at New Rotterdam Wharf is the culmination of an exhaustive design process by Scottish Opera and their Design Team that has encompassed full Pre-App discussions with the Planning Authority, key stakeholders and consultees and the public.

The development requires to be a fast-track project to ensure that both Scottish Opera and the PBSA elements of the overall scheme are available by the commencement of the 2027/28 Academic Year in August 2027

It is planned that both Scottish Opera and the PBSA accommodation will be constructed in parallel to suit their respective development programmes. The scheduled date for a completion by the contractor is mid-April 2027.

Current advice is that, given the scale of the development, a construction period of 25 months is required so necessitating a site commencement in early March 2025.

To allow a sufficient albeit compressed timescale to carry out an RIBA Stage 4 process, a Planning Approval in August 2024 is targeted to allow the commencement of works on site by very early March 2025.

To assist in understanding the relationship of these critical dates a simple bar chart programme is included setting out key activities.

Procurement

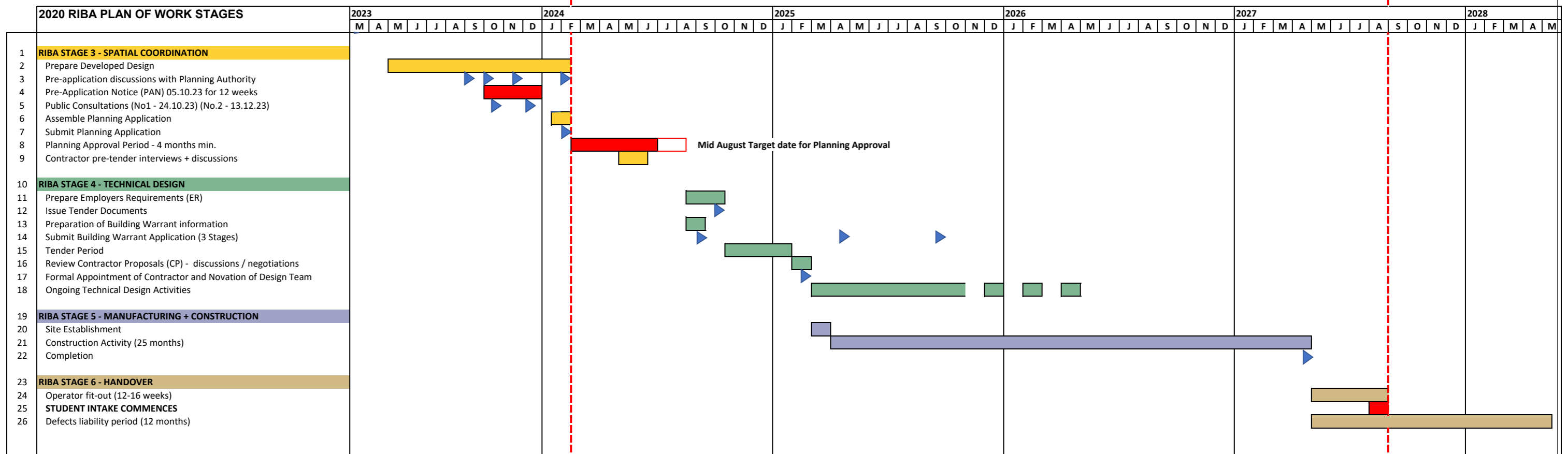
Given the nature, scale and importance of delivery of the overall project in the programmed timescale, Scottish Opera and their Development Partner will carry out pre-tender interviews/discussions with a small number of selected Tier 1 contractors during the Planning Approval process to determine interest, capability and willingness to be involved in a tender process to carry out the works.

The anticipated form of tender is a SBCC Design and Build Contract 2016 Edition with a novation of selected members of Scottish Opera's Design Team to the D+B Contractor.

It is planned that the RIBA Technical Design Stage 4 will commence in August 24 until February 25 and will concentrate on developing the Employers Requirements and issuing these to selected contractors for competitive tender. Contractors will submit their Contractor's Proposals for consideration by Scottish Opera and their Development Partner.

The balance of the RIBA Stage 4 would be undertaken by the novated Design Team members after the appointment of the Contractor and would be carried out in parallel with RIBA Stage 5 (Construction)

Consideration is being given to a Pre-Construction Services Agreement to provide Construction, Programming and other advice prior to appointment of the contractor.



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