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The Board of Management of Glasgow Kelvin College is a Scottish Registered Charity. Registration no. SC021207

DHD: 0391122

16 November 2022

Dear

Thank you for your request for information under the Freedom of Information (Scotland) Act (2002).

I now respond to your request as follows:

“What is the value of the maintenance backlog at the time of the property annual review for each of the last 10 years?”

Please refer to the Scottish Funding Council – College Sector Estates Condition Survey, copy enclosed with this response.

I trust the above response meets your request for information in full.

Should you be unhappy with the College’s response you may seek a review, by writing to Derek Smeall, Principal. Your grounds for seeking a review should be included in your request.

I also wish to advise you that the Scottish Information Commissioner has launched an online appeals service via their website – the link is as follows:

www.itspublicknowledge.info/appeal.

Other contact information for the Scottish Information Commissioner is listed below:

Tel: 01334 464610
Email: enquiries@itspublicknowledge.info

Thank you for your interest in the College.

Yours sincerely

Donald Higgins – Durnan
Corporate Support and Administration Manager

Enc





SFC Corporate publication

College sector estates condition survey

Issue date: 22 December 2017

Reference: SFC/CP/05/2017

Summary: The purpose of this publication is to make available to colleges and other interested stakeholders the estates condition survey recently undertaken by Gardiner & Theobald on behalf of the Scottish Funding Council.

FAO: Principals of Scotland's colleges

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College sector estates condition survey

Introduction

1. Following an extended period of very significant investment in the college estate, earlier this year we commissioned Gardiner & Theobald to undertake the first independent review of the college estate in Scotland for 10 years. This publication makes available to colleges and other interested stakeholders the results of that survey.
2. In the rest of this document we have provided information on the background to this exercise, how it was performed and the key figures. We have also described how we will use this information as part of our wider work on college sector estate development.
3. We will use the information in this report to feed into the Scottish Government's Learning Estate Investment Plan, which will include examination of opportunities to collaborate across education and the wider public sector to support joined-up services and efficient use of assets. We will also work closely with the Scottish Government and Scottish Futures Trust to produce a framework for college sector estate development. This will include guidance on how colleges should develop their estates strategies in conjunction with local partners, and taking full account of the Scottish Government's Learner Journey review and new developments in curriculum delivery.

Background to the survey

Ten years of significant investment

4. Over the past ten years nearly £900 million has been invested in the college sector estate. The following table shows the capital value of the most significant new builds and major refurbishments completed in the last ten years:

College	Project	Total Project Cost £M
Ayrshire College	New campus NPD - Kilmarnock	48.5
Ayrshire College (formerly Ayr College)	Aeronautical Engineering Centre	4.0
Borders College/Heriot Watt University	New campus - Netherdale, Galashiels	28.2
City of Glasgow College	New campus NPD - Riverside & City	193.0
Dumfries & Galloway College	New campus	38.5
Dundee & Angus College (formerly Dundee College)	Major refurbishment of Gardyne campus	48.9
Edinburgh College (formerly Jewel & Esk College)	Milton Road campus development	57.0
Fife College	Levenmouth campus development	6.0
Forth Valley - Alloa	New campus	18.8
Forth Valley - Stirling	New Campus	27.5
Glasgow Clyde College (formerly Anniesland College)	Redevelopment of main campus, Anniesland Hatfield Road	50.2
Glasgow Clyde College (formerly Cardonald College)	Major refurbishment of campus	23.4
Glasgow Clyde College (formerly Langside College)	New campus	36.2
Glasgow Kelvin College (formerly North Glasgow College)	New build, Springburn	42.0
Inverness College UHI	New campus NPD - Beechwood & Balloch	45.0
New College Lanarkshire (formerly Coatbridge College)	Major refurbishment of campus	22.6
New College Lanarkshire (formerly Motherwell College)	New build, Ravenscraig	69.8

College	Project	Total Project Cost £M
North East Scotland College (formerly Banff & Buchan College)	Major refurbishment of main Fraserburgh campus	23.4
North East Scotland College (formerly Aberdeen College)	New – Altens construction facility	15.3
North Highland College UHI	Engineering Skills Centre & Centre for Energy/Environment	3.0
South Lanarkshire College	East Kilbride campus development	34.5
West of Scotland College (formerly Clydebank College)	New build - Queens Quay	34.7

5. That ten-year programme was a continuation of new investment made since 2000. Prior to these investments, the condition of the college estate was very poor, a legacy of many years of underinvestment.
6. Following such a major period of prolonged investment, it was necessary to take stock of the whole college estate.

How the survey was performed

7. Gardiner and Theobald was appointed by SFC in January 2017 to undertake an estates condition survey across Scotland’s colleges. This was the first independent review of the college estate in Scotland for 10 years. In order to comply with what was an extremely challenging timeline, and make best use of available information within the sector, the fieldwork was targeted towards colleges or regions where there were either partial or whole gaps in information or where available information was deemed to be out-of-date. This methodology was consistent with industry-standard approaches to such reviews.
8. For colleges with a campus capital project completed in the last 3 years, those campuses were excluded from the exercise. For colleges that held condition survey information less than 5 years old, that college information was used to inform the exercise. Where information was available but it was 5 years old or more and where there was little or no information, those colleges were surveyed.
9. The purpose of an estate condition survey like this is to assess the general fabric and services of a building and estimate the cost to bring that building up to a generally sound (wind and watertight) condition, defined by the Royal Institute of Chartered Surveyors (RICS) as ‘condition B’. It is important to

emphasise that these surveys take no account of any costs required to improve fitness-for-purpose or redevelopment and enhancement, such as curriculum changes, improved flexibility or space efficiency, digital/ICT infrastructure or carbon reduction measures.

10. Prior to publishing this report, the individual college reports were shared with each college. In several cases the aspects we discussed with colleges related to the relationship between this exercise, other assessments, and estates developments which are now taking place. This report reflects an assessment at a specific point in time and, as described above, has been conducted within specific parameters. This means that, when used for a particular purpose, the detailed information in the report will need to take account of the time of the assessment and the parameters used. Section 3 provides further information about how we will use the information in this report.

Summary

11. The report details the minimum investment necessary to bring the sector's existing estate up to an acceptable (wind and water-tight) condition and to maintain it at that level for a relatively short time period (up to 5 years). If tackled over a five-year period, the total backlog maintenance figure is around £360M.
12. The above does not take into account work that would not be undertaken where the relevant estate is being completely replaced or significantly refurbished. Also, the survey included SRUC so as to provide us with information about the condition of its estate. However, SRUC is part of the university sector.
13. In addition to an assessment of backlog maintenance, the survey also provides a comprehensive information base to feed into high-level considerations of complete replacement or significant refurbishment of campuses. This survey builds upon, and to an extent validates, an analysis undertaken in 2014 which identified, at that time, the major college campuses where the costs of addressing the backlog were uneconomic and where new build/significant upgrade represented best value for money.
14. Taken together, this helps identify campuses where complete replacement or significant refurbishment might be more appropriate. However, it has to be emphasised that the condition survey on its own cannot determine a programme of new build or significant refurbishment, which also has to take into account matters such as the need for college provision in an area, changes in curriculum delivery, etc. Neither can a condition survey provide a basis for identifying where facilities are required for new provision or services.

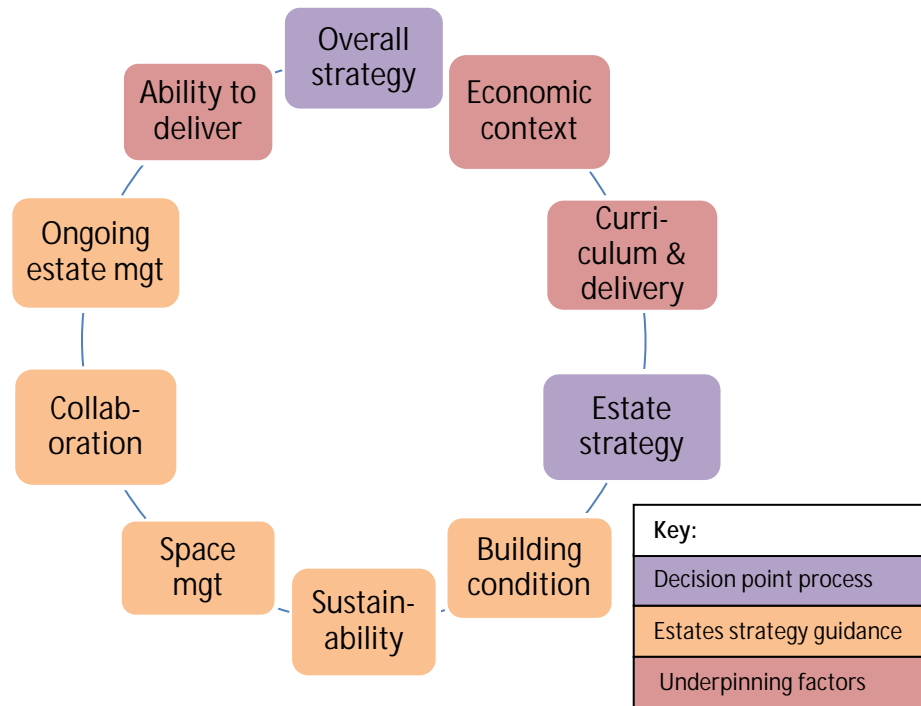
How we will use this information

15. There are many pressures on public sector capital funding and therefore we must be prepared to be flexible and innovative in how we plan for the college sector's future requirements, in terms of backlog maintenance, new build and significant refurbishment.
16. This analysis will feed into the Scottish Government's Learning Estate Investment Plan which will include examination of opportunities to collaborate across education and the wider public sector to support joined-up services and efficient use of assets. A good example of this approach is the new joint campus between Fife College and Fife Council at Levenmouth.
17. Working with the Scottish Government and Scottish Futures Trust, we will therefore produce a framework for college sector estate development to manage competing demands for estate development. This will include how colleges should develop their estates strategies in conjunction with local partners and taking full account of the Scottish Government's Learner Journey review and new developments in curriculum delivery. This will build on our existing guidance and processes as set out in:
 - The 'Capital Projects Decision Point Process'.
 - Associated 'Estate Strategy Guidance'¹.

¹ [Guidance for Capital funding and projects](#)

The key elements of this framework will include the following:

Framework for college sector estate development



18. The Scottish Funding Council is now discussing with Scottish Government colleagues options for how the college sector's requirements might be managed in the context of available funding and other aspects. We will also continue to monitor the ability of the sector to contribute to its capital investment needs through the use of Arm's Length Foundations and disposal proceeds. Finally, we will continue to investigate the potential for revenue-funded solutions for the college sector.

Appendix

Gardiner & Theobald's report: College Estate Condition Survey

SCOTTISH FUNDING COUNCIL
College Estate Condition Survey

For: Scottish Funding Council

DISCLAIMER

This report has been prepared by Gardiner & Theobald LLP and their sub-consultant, MAMG, on behalf of the Scottish Funding Council. Neither Gardiner & Theobald LLP, nor MAMG, shall be deemed to make any representation regarding the accuracy, completeness, methodology, reliability or current status of any material contained in this report, nor do they assume any liability with respect to any matter or information referred to or contained in the report. Any person relying on the report does so at their own risk, and neither the person nor any party to whom the said person provides the report, or any matter or information derived from it, shall have any right to claim against Gardiner & Theobald LLP and / or their sub-consultant in respect thereof. The said person shall treat all information in the report as confidential.

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1. EXECUTIVE SUMMARY

1.1. Gardiner & Theobald were appointed by the Scottish Funding Council in January 2017 to provide a summary of maintained condition within the Scottish Further Education sector.

1.2. The task comprised a combination of site surveys, or where other relatively recent site survey information was available from the colleges, desktop transposal into a uniform format to ensure asset information could be analysed on a similar basis across the whole college estate.

1.3. The survey and update follows on from the previous high-level desktop backlog maintenance assessment in November 2016, and was structured so as to provide as robust and enhanced an evidencing position as was possible within the available time prior to submission of the next spending review submission in the autumn of 2017

1.4. The key outputs were therefore to:

- Gap fill where limited information on the estate was available.
- Update older possible superseded survey data with a fresh survey.
- Manage relatively recent 3rd party survey information into a unified format.

1.5. It is worth identifying the primary differentiators and key enhancements to this survey scope and its outputs relative to previous November 2016 high level budget estimation are as follows:

- Physical site surveys carried out where previously based on very limited information. This report has allowed for the refining and the application of generic and prudent high level all-in sq.m budgets linked to actual current visual inspections, and element by element based measurements and pro-rata costs.
- The colleges' older and outdated survey information updated by physical site survey. This has offered present site based empirically evidencing of condition and costs relative to previously recommended works, which may or may not have been progressed, and thus up-dating of condition and respective costs for repairs and renewals which may have improved or worsened.
- To a large degree the sectors estate and buildings asset register could be updated which is important considering likely disposals, (some of which occurred during course of this survey), potential relocation and/or demolition or extension of facilities in recent times. This has ensured that budget costs that were attributed to assets that are no longer present could be refined-out, while budgets that may have previously been allocated to recently refurbished assets could also be refreshed and mitigated, allowing re-prioritisation of budgets to those that remain.

- A uniform methodology of prioritisation and risk assessment of works by the survey team having inspected the sites has allowed budgets to be further distilled and focused so far as practicable to the assets that most require attention.
- Information and budgets previously provided by the colleges data which may have partially been in support of larger capital investment and campus change management have been purified to resolve straight forward observed building and services condition.

1.6. Resulting from this process, the estimated nett total backlog maintenance and renewals cost is **£163,308,518**, excluding contingencies, any related operational and management costs of the colleges, professionals Fees, VAT, Optimism Bias, and inflation allowance.

1.7. Relating this back-to the initial high level November 2016 assessment for the Scottish Funding Council and in order to be able to make a like for like comparison, it was necessary in this report to make allowances for professional fees, client contingencies, allowances for costs associated with the delivery of these works, VAT and inflation allowance. It is also prudent to apply a level of the Optimum Bias to the estimated numbers. Based on the nett figure of £163,308,518 as noted in section 1.6, these additional costs when taken into account are as follows: -

Professional Fees, Contingencies, Other Costs and VAT	£81,654,259
Optimism Bias	£73,488,833
Inflation Allowance	£44,869,418

1.8. This results in a total gross estimated backlog maintenance and removals cost, taking all of the above cost headings into account, is **£363,321,028**.

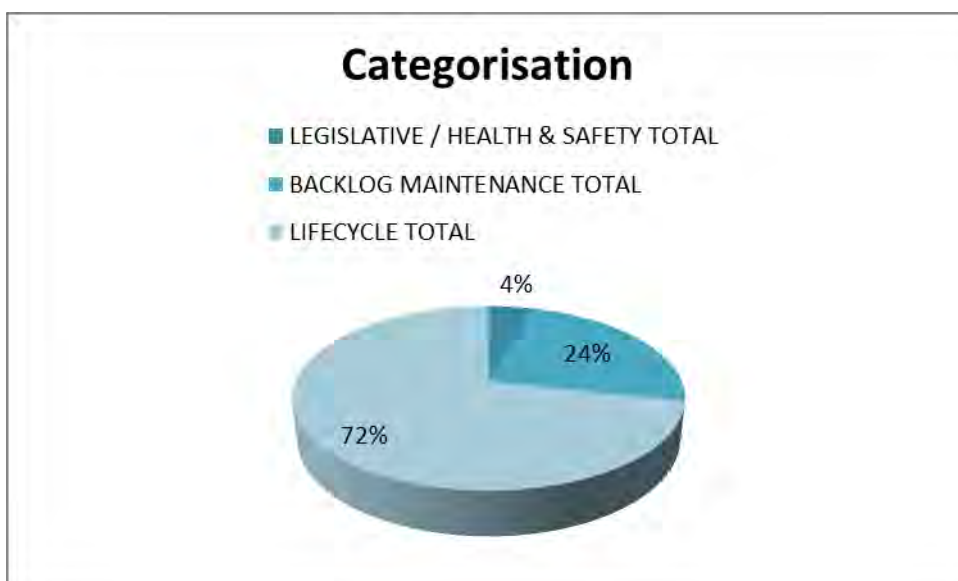
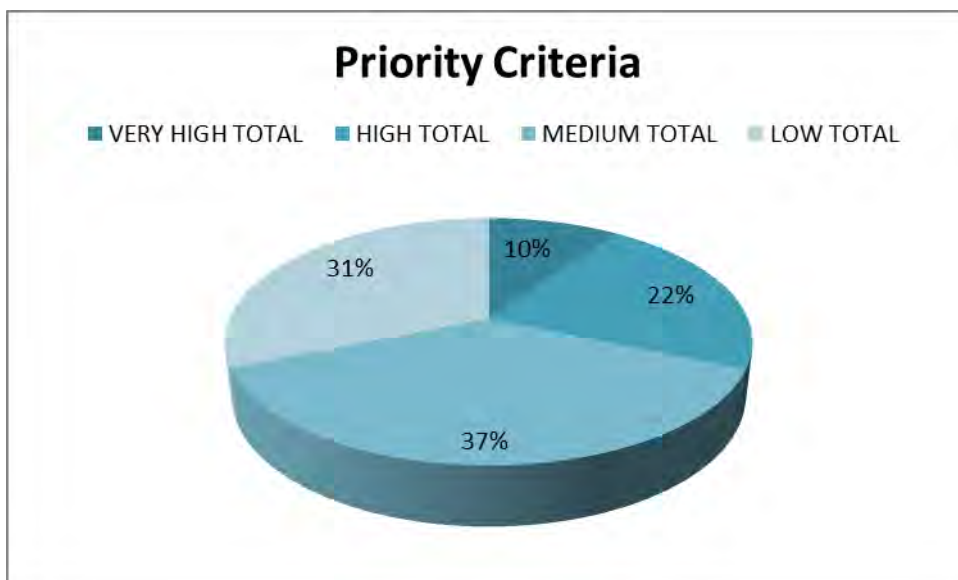
1.9. Whilst noting that a notional allowance of client contingency costs has been made, it is important to note that the operational costs associated with facilitating any remedial works or renewals especially in and around occupied buildings, will vary on a building by building basis, its surroundings and function, and will depend entirely upon the colleges own preferred programming and packaging of works which may need to align with their specific wider estate strategy and other considerations. It should therefore be understood that variable packages of major works which may or may not also desirably include potential redevelopment and campus improvement strategies would have to be considered for further budgetary enhancement on a case by case basis at the time of presentation and further substantiation.

1.10. We have made an assessment of the cashflow uplift to the figures based on a 10 year programme of works. The complication with this is that the buildings that have identified issues and are not actioned, deteriorate further and what would be previously have been dealt with as a remedial / refurbishment exercise could actually result in a complete replacement. The added cost of these elements cannot be allowed for until a sequence of works required is agreed and an appropriate expenditure profile developed.

1.11. For the avoidance of doubt, the surveys and resulting costs also do not consider works and the costs associated with fitness-for-purpose or (re)-development and enhancement of colleges' campus or facilities or other initiatives, such as changes in curriculum delivery, carbon footprint reduction or similar upgrading works as may be determined by separate agenda or other focused individual college or sector wide strategies.

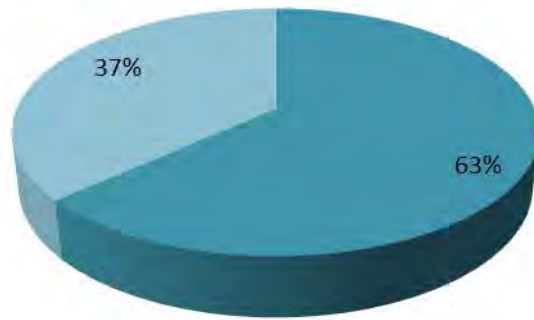
1.12. Please refer to appendix 1 for a detailed breakdown of costs on a building by building basis.

1.13. The charts below and overleaf present a visual representation of the breakdown of the backlog maintenance and renewals cost by priority, categorisation and elemental split between building fabric and building services: -



Elemental

■ BUILDING FABRIC TOTAL ■ M&E SERVICES TOTAL



2. ASSIGNMENT SUMMARY

2.1. Gardiner & Theobald LLP were engaged by the Scottish Funding Council to undertake a sector wide prioritised condition survey and/or transposal of recent pre-existing College survey information and produce a collated report of the estate condition to inform and support the Scottish Funding Council's spending review submission.

2.2. The timeline for the carrying out of this exercise was as follows: -

- Matrix of institutions to be completed by w/c 30 January 2017;
- List of representative colleges identified/agreed by w/c 13 February 2017;
- Information requests issued to colleges by 27 February 2017;
- Commencement of surveys of selected institutions from 20 March 2017; and
- Final report issued by 31 July 2017 for Scottish Funding Council review.

2.3. Please refer to appendix 2 for the completed Assignment Request Pro-Forma.

3. METHODOLOGY

3.1. Initial Activities

- 3.1.1. Following instruction from the Scottish Funding Council to progress the assignment, Gardiner & Theobald, supported by the surveying team led by MAMG, began the process of assessing the availability of existing building condition information within the sector. It was agreed with the Scottish Funding Council that a questionnaire would be developed for issue to all institutions, with timelines for response defined. Please refer to appendix 3 for a sample copy of the questionnaire.
- 3.1.2. Upon return of the questionnaires and submission of the available survey information, which varied considerably between institutions, the colleges were then prioritised following a review with the Scottish Funding Council, based on the following general criteria: -
- Colleges with a capital project completed in the last 3 years to be excluded from the scope of the exercise;
 - Colleges with existing conditions survey information that is less than 5 years old included, with survey information supplied by the college used to inform the output report;
 - Colleges with condition survey information that is more than 5 years or more old to have a site survey undertaken and data used to inform the output report; and
 - Colleges with little or no available survey information to have a site survey undertaken and data used to inform the output report.
- 3.1.3. This selection of institutions was agreed with the Scottish Funding Council and was essential to allow the survey to be carried out within the allocated period.
- 3.1.4. Colleges were then allocated a survey risk rating, a summary of which is located within appendix 4.
- 3.1.5. Please refer to appendix 5 for a summary of all institutions in relation to whether they were surveyed, provided information to inform the output report or were not considered at all.
- 3.1.6. Colleges with the red and amber classification were to be surveyed by MAMG on site, with arrangements made as required.

3.1.7. Given the time constraints, it was not possible to carry out a condition survey at every other campus, nor would this provide value for money to the Funding Council. Thus, where existing survey information was provided by Colleges that was less than 5 years old, this information was relied upon to produce an equivalent output report. As no further site survey was conducted on these assets, it is reasonable to expect that there will be a margin of variables where works may have, or may not have been completed on items identified in those surveys. Contrastingly, additional works may have been undertaken and thus costs may have lapsed or be current and still compounding. This is the normal nature of estate management and a degree of flexibility on budgets and planning must be assumed and catered for.

3.1.8. Where the output report information was provided by the college the desire was that this was made consistent with buildings that have been physically surveyed, thus allowing all assets to be compared and data collated on a like-for-like basis (so far as practicable). These reports are therefore a desktop transposal of pre-existing survey information provided by the colleges estates departments or their own consultants and the scope and limitations thereof

3.2. Surveys

- 3.2.1. The purpose of the survey exercise was to ascertain the general nature and scale of any works necessary to bring the external areas, building fabric and services into a well maintained condition known as '**Condition B.**' This translates into a building that is generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a presentable, normally maintained state and function with a 5 year look-ahead , and whereby operations or use of the premises is not being prevented.
- 3.2.2. Following review of each college questionnaire and examination of campus plans or aerial imagery, MAMG prepared a list of buildings to be surveyed for each campus and allocated a simple number reference to each building for which a survey report would be produced. The survey team then contacted each individual college through the nominated representative and progressed further gap-filling on asset information such as recent or planned demolition or disposals and provision of floor areas and floor plans where these were incomplete. Once the necessary information was obtained, and only so far as possible within the time constraints, MAMG arranged access to carry out the condition surveys accordingly.
- 3.2.3. The surveys were conducted by a team of Chartered Building Surveyors (Building fabric internal and external), and Mechanical and Electrical Services Engineers. In smaller remote domestic scale buildings, Building Surveyors assessed M&E installations based on age and expected condition.
- 3.2.4. The site surveys comprised a walk round each building and campus so as to ascertain the general condition and taking note of significant items of repair or renewal that would reasonably be required or anticipated within the near future, all through the means of a visual inspection. It is notable that the scope of the surveys did not take into account any existing asbestos or inspection of fire protection, wall ties or assessment of combustibility of wall cladding and the like, were not a compliance check of any kind and did not include focused disability access audits . The further detailed scope and limitations of the survey are described in the campus summary reports to which reference should be made if required.
- 3.2.5. To ensure consistency of approach by the survey team, and prior to commencement of the full survey, MAMG conducted a survey team briefing and training on the methodology and required outputs, which comprised an office training session, followed by a sample site survey, feedback and Q&A session.

3.2.6. It should be noted that selected larger campuses, such as Fife and Dundee & Angus, have significantly variable building ages and specifications of M&E installations across those buildings. For such campuses, shorter term piecemeal repair, renewal, upgrading or replacement of systems on a building by building basis may not be economical when considered within the longer term context of specific campus wide integrated development strategies. The rationale for systems replacements and their extent should be therefore be subject to further review on a case-by-case basis.

3.2.7. With regard to the SRUC, the survey and the desktop exercise excluded the majority of animal sheds and stores, golf courses, fish farm and wider rural accommodation incl. cottages & houses for the SRUC Estate (circa 200-250 assets). Bush Campus was not surveyed at all as this is almost all rural, and also a large percentage were being mothballed and slated for demolition.

3.3. Data Compilation and Reporting

3.3.1. Following the site surveys, where appropriate, the results were documented and a detailed report was produced for each building surveyed, with a campus summary then collating high level information from each individual detailed survey report. Section 4 of this report extracts the campus summary, with the detailed building survey results appended.

3.3.2. The survey teams key report outputs are derived to support and enhance the SFC's understanding of the condition of the colleges' estate through a simple uniform format no-matter who was the provider of the data.

3.3.3. In this process to a large degree the college sectors estate buildings asset register could also be updated which is important considering likely disposals, potential relocation and/or demolition or extension of assets in recent times.

3.3.4. In addition to providing an updated and uniform picture of the condition and scope of the college estate sectors' assets at one moment in time, the costed outputs are intended to provide an evidencing benchmark and understanding of priorities and risk for reference to funding applications covering estate maintenance and renewals in whatever form the colleges may present. (for the avoidance of doubt while offering guidance they are not intended to dictate the colleges own estate management strategies nor their own methodologies or prioritisation criteria)

3.3.5. The key survey outputs were as follows:-

- Report with condition gradings (A-D) for primary BCIS derived Building Fabric & M&E element groups;
- Advise works to recover poor states of condition, to the expected planned wear state ("Condition B");
- Prepare costed and prioritised back-log maintenance schedule for major works with a 5 year look- ahead.
- Highlight and prioritise works with significant risk;

3.3.6. The “condition” grading’s applied for each element and thereafter each building and campus collation are defined as follows for the purpose of this exercise: -

A	Element as-new, performing within its expected design life. No work except routine maintenance is required.
B	Sound, minor deterioration, slightly diminished life. No renewal required, any works of a general minor local repair and maintenance nature.
C	Requires major repair or partial replacement to bring it up to a “B” ranking standard, with a renewed design life expectancy.
D	Elements failing; detrimental to surrounding Elements. Partial or full replacement may be required. Items with high risk to Health Safety

3.3.7. Where a repair or renewal has been entered by the surveyor, the following “priority” criteria has been applied. This grading has a significant impact on the timing recommended for undertaking remedial work or replacement: -

VERY HIGH	Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.
HIGH	Works required to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision, or as may impact on the perception thereof relative to the expected quality of the teaching/student environment. Partial replacement (up to 40%) may be required.
MEDIUM	Works required to prevent accelerated deterioration of the Building fabric or possible performance issues with M&E Services, or as anticipated to generally recover and/or sustain a well maintained and presentable state.
LOW	Works recommended or normally prudent towards the end of a 5 year window, , that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues, and so as to sustain the asset in good condition and a well maintained and presentable state.

3.3.8. For each repair or renewal entered by the surveyor, a category of work has been applied as follows: -

L	Legislative or Health & Safety attributes (supersedes all other categories no matter the reason for the work)
BM	Back-log Maintenance , works reasonably necessary to recover elements to a good condition or well-maintained state where the observation condition is below that expected. Normally this will be a partial repair or replacement where the whole element still has good remaining service life left.
LC	Life-Cycle attributes are works required where a major proportion of the element requires renewal, it has largely reached the limit of its life and on-going patch-up or partial repairs are unlikely to be economically prudent.

3.3.9. Costs provided within the base survey reports have been computed on the following basis:

Pro-rata	Used for widescale standard repairs or renewals where element measures have a unit (£) rate applied.
Sum	Used where repairs or renewals may be an ad-hoc bundle of activities and work, or be of a relatively low quantity such that a straight economy measured rate is not suitable. This will be derived from an estimate of combination of labour, materials and/or components.

3.3.10. It should be noted that costs provided within the individual building reports and collated campus summaries include an arbitrary allowance of 15% for contractors' prelims and overheads and base 5% contractor contingency. Notional additional allowances have been made as noted in section 1.0.

3.3.11. It is notable that the floor areas provided in this report have either been provided by the colleges, or, where none was provided, are an approximate measurement for the purpose of high level budgeting only and require further validation by either the Scottish Funding Council or the individual colleges. Neither Gardiner & Theobald nor MAMG take responsibility for the accuracy of the measurement information, and they should not be relied upon or presented as validated for any other purpose. For colleges/campuses that did not require a physical site survey, full reliance was placed on the information provided, with a campus summary report provided in line with the above methodology.

3.4. Survey Limitations

3.5. The Survey and its outputs are subject to the following limitations. It should also be noted that the 3rd party survey information provided by the colleges and relied upon as part of this report will be subject to their own authors' limitations. These have not been reciprocated here due to the large number of other consultants involved, if required these should be requested with the consent of each of the respective colleges who provided such.

The building survey reports, summaries setting-out, formats, structure, data, formulae, observations and comments are offered to Scottish Funding Council (the "User") for the sole purpose of monitoring the Building Fabric & M&E Services Condition and management of back-log / catch-up maintenance, and life-cycle of the Scottish College Estates (incl. University of the Highlands and Islands).

Where a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants, this has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or may not have been actioned since the original 3rd party data capture, or all of the Colleges buildings are accounted for. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations, Terms & Conditions.

No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.

No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.

The intention of this Report is *generally* to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition B" i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.

It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.

In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.

Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The users should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured.

All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues, etc. that may be necessary to fully progress the recommended items. These must be assessed and added on a case-by-case basis dependent upon the intended scope of work(s). Budget allocations must therefore remain flexible to a degree.

Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases in the costs arising due to essential works not being actioned in reasonable timeframes.

Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings. It is important to note costs excludes any operational costs associated with facilitating any remedial works or renewals, especially in and around occupied buildings which will vary on a building by building basis, its surroundings and function, and will depend entirely upon the colleges own preferred programming and packaging of works which may need to align with their specific wider estate strategy and other considerations. It should therefore be understood that variable packages of major works which may or may not also desirably include potential redevelopment and campus improvement strategies would have to be considered for further budgetary enhancement on a case by case basis at the time of presentation and further substantiation. For the avoidance of doubt, the surveys and resulting costs do not consider works and the costs associated with fitness-for-purpose or (re)-development and enhancement of colleges' campus or facilities or other initiatives, such as changes in curriculum delivery, carbon footprint reduction or similar upgrading

works as may be determined by separate agenda or other focused individual college or sector wide strategies

The base line building survey figures within the report exclude allowances for fees, contingencies, VAT, Optimism Bias, Inflation, etc. and should be treated at the Nett of these allowances.

The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original (3rd party) source data collection, inclusions or exclusions which we have not had sight of.

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed and specialist quotations sought on a case by case basis, relative to the scope of works being progressed at any point in time.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this survey does not encompass a Health & Safety audit or Fire Risk Assessment, a survey of fire stopping, cavity wall ties or combustible materials in the construction or fitting out.

The original surveys have been of the non-disruptive type, they do not include for inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors would not therefore accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will likely have been inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling voids, floor voids or confined spaces were not inspected.

This survey does not constitute a Structural Engineering appraisal of the buildings. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc. or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations; however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002; these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

Whilst all reasonable care has been taken to avoid the transmission of viruses in electronic reports, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the "Surveyors" or "Project Manager" in this regard. The recipient should carry out such virus and other checks as it considers appropriate.

Including the following but without limitation, the Survey forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate.

The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.

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4. COLLEGE SUMMARIES

4.1. ARGYLL COLLEGE (UHI)

ARRAN

CAMPBELTOWN SR

CAMPBELTOWN

DUNBEG (OBAN)

DUNOON

ISLAY

HELENSBURGH – NOT SURVEYED AS SITE HAS BEEN VACATED

LOCHGILPHEAD

LOCHGILPHEAD CERC

OBAN

ROTHESAY

TOBERMORY

BACK-LOG MAINTENANCE & CONDITION SURVEYS

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: ARGYLL UHI

CAMPUS: ARRAN

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : ARGYLL UHI	 Copyright © 2017 MAMG Consultancy	DETAILS
	CAMPUS : ARRAN		
ADDRESS: St No. (if any): Street: A841 Town: Lamlash (Island): ARRAN Post Code: KA27 8NG		MAIN BUILDING	
Approx Total Gross Internal area : 120 Date ranges of Construction : 2008			

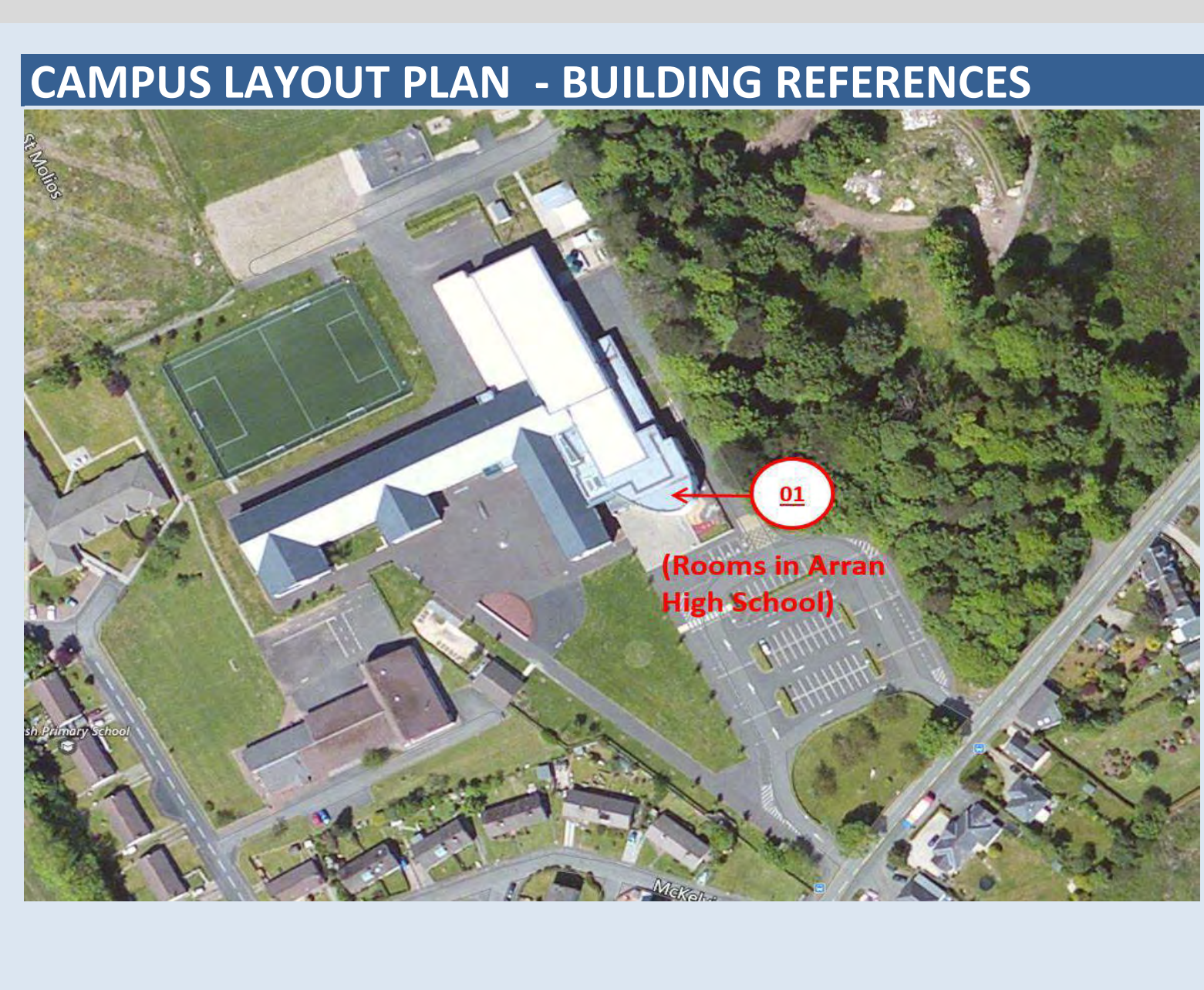
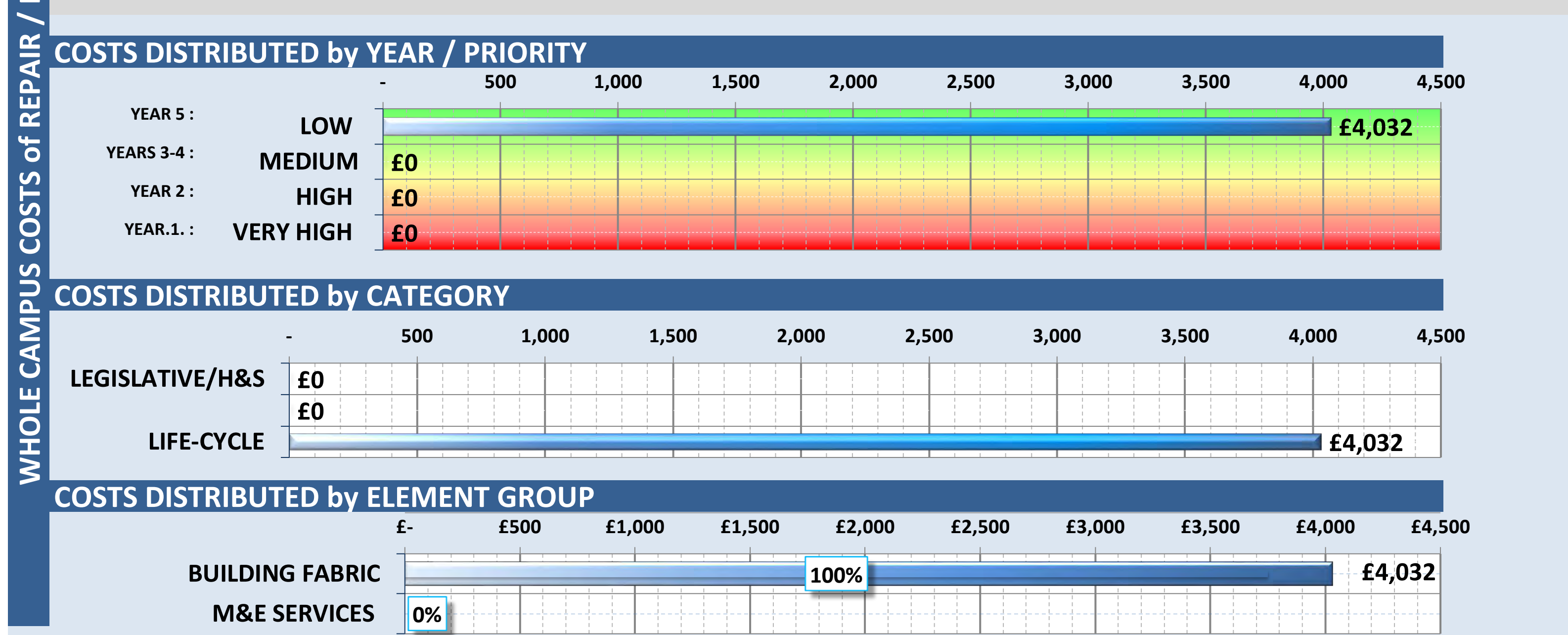
(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)

CAMPUS CONDITION & COST SUMMARY	PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR	
				A	B	C	D	BUILDING TOTAL	£/m2	YEAR.1. VERY HIGH	YEAR.2. HIGH	YEARS 3-4 MEDIUM		YEAR.5. + LOW
								£		£		£		
	01	Arran High Schools - Leased Rooms	A	96	3	1	0	£ 4,032	£ 34	£ -	£ -	£ -	£ 4,032	
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							TOTALS *	£ 4,032	£ 33.60	£ -	£ -	£ -	£ 4,032	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

NOTES	PLAN REF	KEY OBSERVATIONS (if any)
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	General Notes:	The occupancy consists of several rooms within Arran High School and is leased space. The school is generally in good condition all round.

WORK REQUIRED - PRIORITY CRITERIA	
LOW	Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
MEDIUM	Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
HIGH	Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
VERY HIGH	Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
THE DATABASE "ISSUER":	<p>MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB</p>
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being</p> <p>All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p>

Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not inspected as part of this commission.

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likley to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** ARGYLL UHI**CAMPUS:** CAMPBELTOWN SR

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : ARGYLL UHI	 Copyright © 2017 MAMG Consultancy	MAIN BUILDING	
	CAMPUS : CAMPBELTOWN SR			
DETAILS	ADDRESS: St No. (if any): Kintyre Community Education Centre Street: Stewart Road Town: Campbeltown Island: MAINLAND Post Code: pa28 6at	Approx Total Gross Internal area : 200 Date ranges of Construction : 1900		
	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)			

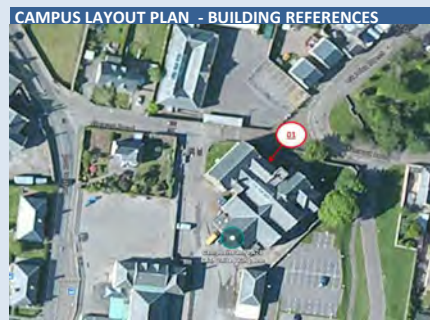
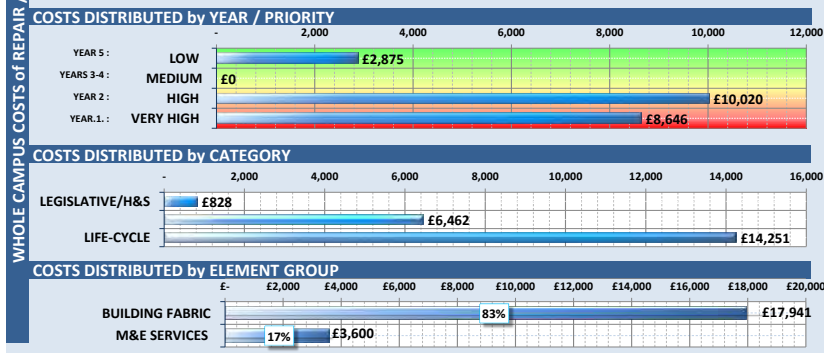
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR	
			A	B	C	D	TOTAL BUILDING	£/m2	YEAR 1.	YEAR 2.	YEARS 3-4		YEAR 5. +
			18	72	9	1	£ 21,541	£ 108	£ 8,646	£ 10,020	£ -		£ 2,875
01	Kintyre Community Centre	B	18	72	9	1	£ 21,541	£ 108	£ 8,646	£ 10,020	£ -	£ 2,875	
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TOTALS *							£ 21,541	£ 107.71	£ 8,646	£ 10,020	£ -	£ 2,875	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The College occupies floor area within the Kintyre Community Education Centre. The works required assume a portion of common external fabric repairs may be passed down through service charge however this may be capped so is only a provisional allowance, full lease details would require to be verified. The external fabric is needing repairs which include an indicative portion allowance for roofs and gutters (£2k), external walling (£5k). Internally the most significant items would be cyclic decoration (£7k), floor finishes (£2.5k) and replacement panel heaters (£3.6k).
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General Notes:	Space within Kintyre Community Education Centre.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.
	No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.
	No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.
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	Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.
	In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.
	Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.
	The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .
	Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.
	Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS



for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: ARGYLL UHI

CAMPUS: CAMPBELTOWN CENTRE

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : ARGYLL UHI	<p>Copyright © 2017 MAMG Consultancy</p>	<p>MAIN BUILDING</p>
	CAMPUS : CAMPBELTOWN TOWN CENTRE		
DETAILS	ADDRESS: St No. (if any): Hazelburn Business Centre Street: Milknowe Road Town: Campbeltown Island: MAINLAND Post Code: PA28 6HA	Approx Total Gross Internal area : 280 Date ranges of Construction : 1900	

(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)

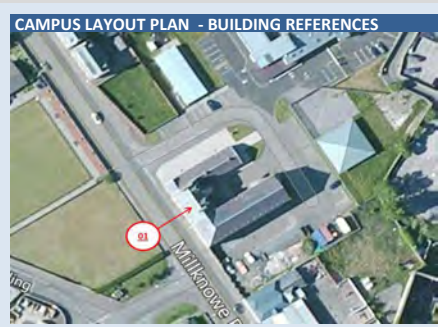
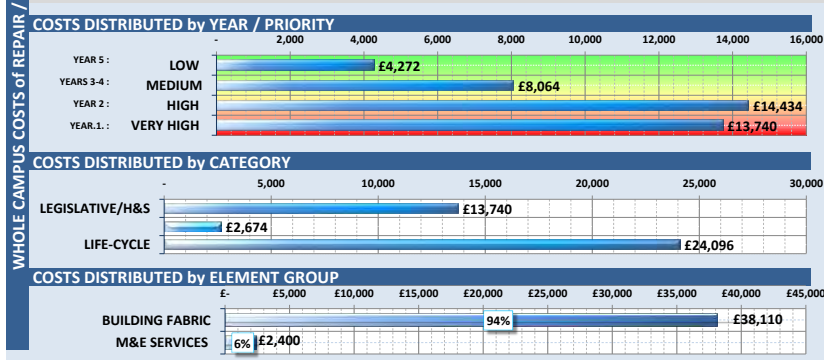
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR		
			A	B	C	D	BUILDING TOTAL	£/m2	YEAR 1. VERY HIGH	YEAR 2. HIGH	YEARS 3-4 MEDIUM		YEAR 5. + LOW	
			01	Hazelburn Business Centre	B	9	87	2	2	£ 40,509	£ 145		£ 13,740	£ 14,434
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TOTALS *							£ 40,509	£ 144.68	£ 13,740	£ 14,434	£ 8,064	£ 4,272		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The College occupies floor area within the business centre. The works required assume a portion of common external fabric repairs may be passed down through service charge however this may be capped so is only a provisional allowance, full lease details would require to be verified. The external fabric is needing repairs which include an indicative portion allowance for roofs and gutters (£4k), external walling (£15k). Internally the most significant items would be cyclic decoration (£12k), floor finishes (£8k) and potential replacement boiler on M&E. (£2.4k).
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General Notes:	Space within Hazelburn Business Centre.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
	<p>GENERAL : This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.</p>
	<p>THE "SURVEYORS": The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.</p>
	<p>THE "PROJECT MANAGER": The "Project Manager" is Gardiner & Theobald LLP.</p>
	<p>THE "ESTATE": The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)</p>
	<p>THE "USER": The "User" is Gardiner & Theobald and the Scottish Funding Council</p>
<p>INSTRUCTING PARTY ("USER"):</p>	<p>This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.</p>
<p>DATE(s) OF SURVEY :</p>	<p>March to July 2017</p>
<p>USE OF DATA:</p>	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
<p>ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:</p>	<p>Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate</p>
<p>COPYRIGHT & INTELLECTUAL PROPERTY:</p>	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
<p>THE DATABASE "ISSUER":</p>	<p>MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB</p>
<p>SCOPE OF SURVEY & LIMITATIONS:</p>	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p>

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

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This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

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The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

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BACK-LOG MAINTENANCE & CONDITION SURVEYS



for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: ARGYLL UHI

CAMPUS: DUNBEG (Oban)

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : ARGYLL UHI	<p>Copyright © 2017 MAMG Consultancy</p>	
	CAMPUS : DUNBEG (Oban)		
ADDRESS:	St No. (if any): Street: Kirk Road Town: Oban Island: MAINLAND Post Code: PA37 1QA		
DETAILS	Approx Total Gross Internal area : 140 Date ranges of Construction : 2000	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)	

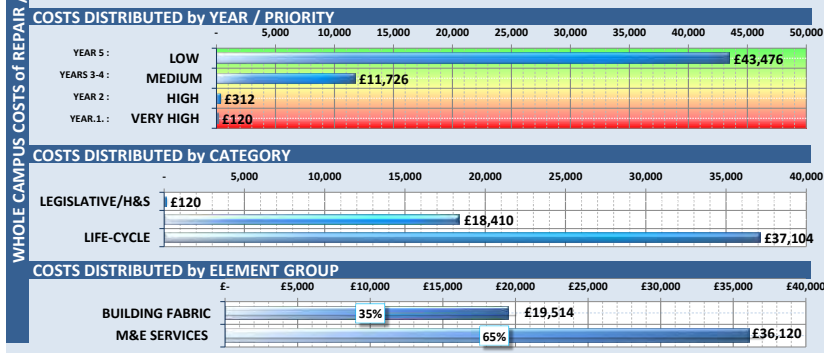
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR	
			A	B	C	D	BUILDING TOTAL	£/m2	YEAR 1: VERY HIGH	YEAR 2: HIGH	YEARS 3-4: MEDIUM		YEAR 5 +: LOW
							£	£	£	£	£		£
01	Nursery	B	7	83	10	0	£ 55,634	£ 397	£ 120	£ 312	£ 11,726	£ 43,476	
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TOTALS *							£ 55,634	£ 397.39	£ 120	£ 312	£ 11,726	£ 43,476	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The building is generally in good condition. While there is very little of significance required in the short term, certain maintenance items and life cycle will be due in the medium term upto 5 year look ahead. The most significant of these include fencing maintenance (£3k), replacement of impact reduction play surfaces (£8k), external render decoration (£2k); internal redecoration (£5k). Significant M&E includes replacement of heating/cooling (£27k), fire panels (£2.5K) and intruder/CCTV systems due to out-dating. (£6.5k)
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General Notes:	Little Learners Nursery on outskirts of Oban

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



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	<p>THE "ESTATE": The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)</p>
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This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

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The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** ARGYLL UHI**CAMPUS:** DUNOON

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : ARGYLL		
	CAMPUS : DUNOON		
DETAILS	ADDRESS: St No. (if any): Street: West Bay Town: Dunoon Island: MAINLAND Post Code: PA23 7hp	Approx Total Gross Internal area : 32 Date ranges of Construction : 1900-2015	
	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other		

PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL	£/m2	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*				RELATIVE INDICATOR
			A	B	C	D			YEAR 1. VERY HIGH	YEAR 2. HIGH	YEARS 3-4 MEDIUM	YEAR 5 + LOW	
									£	£	£	£	
01	Main Building	B	11	78	6	5	£ 88,494	£ 481	£ 59,080	£ 6,302	£ 23,112	£ -	
02	Portacabin	A	83	17	0	0	£ 2,496	£ 78	£ -	£ -	£ -	£ 2,496	
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TOTALS *							£ 90,990	£ 2,843.44	£ 59,080	£ 6,302	£ 23,112	£ 2,496	

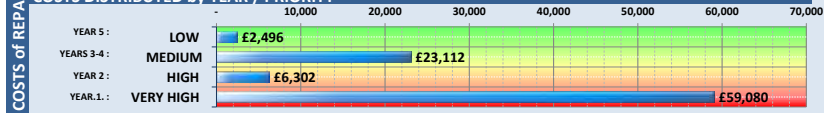
* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Although generally in good condition, as an old building maintenance requirements are high and upcoming. Most significant items are replacement windows (£32k), decayed fascia and soffits (£7k), replacement gutters (£2k), floor finishes (£9k), decoration (£8k). Anticipated M&E works are limited to include a new fire panle (£2k)
02	The portacabin has been installed only in 2015 next to the main building, it is relatively new and the only significant anticipated work would be redecoration and new floor coverings within a 5 year look-ahead.
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General Notes:	

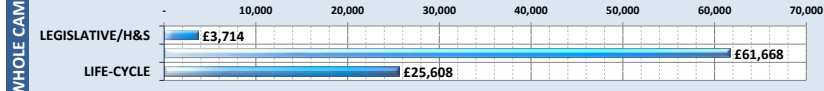
WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.

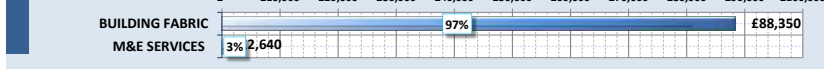
COSTS DISTRIBUTED by YEAR / PRIORITY



COSTS DISTRIBUTED by CATEGORY



COSTS DISTRIBUTED by ELEMENT GROUP



CAMPUS LAYOUT PLAN - BUILDING REFERENCES



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.
	No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.
	No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.
	Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.
	In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.
	Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.
	The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .
	Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.
	Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

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Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

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BACK-LOG MAINTENANCE & CONDITION SURVEYS

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: ARGYLL UHI

CAMPUS: ISLAY

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : ARGYLL	 Copyright © 2017 MAMG Consultancy	DETAILS
	CAMPUS : ISLAY		
ADDRESS: St No. (if any): Street: Flora Street Town: Bowmore (Island): ISLAY Post Code: PA43 7JY			
Approx Total Gross Internal area : 84		(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)	
Date ranges of Construction : 1978 - 2012			



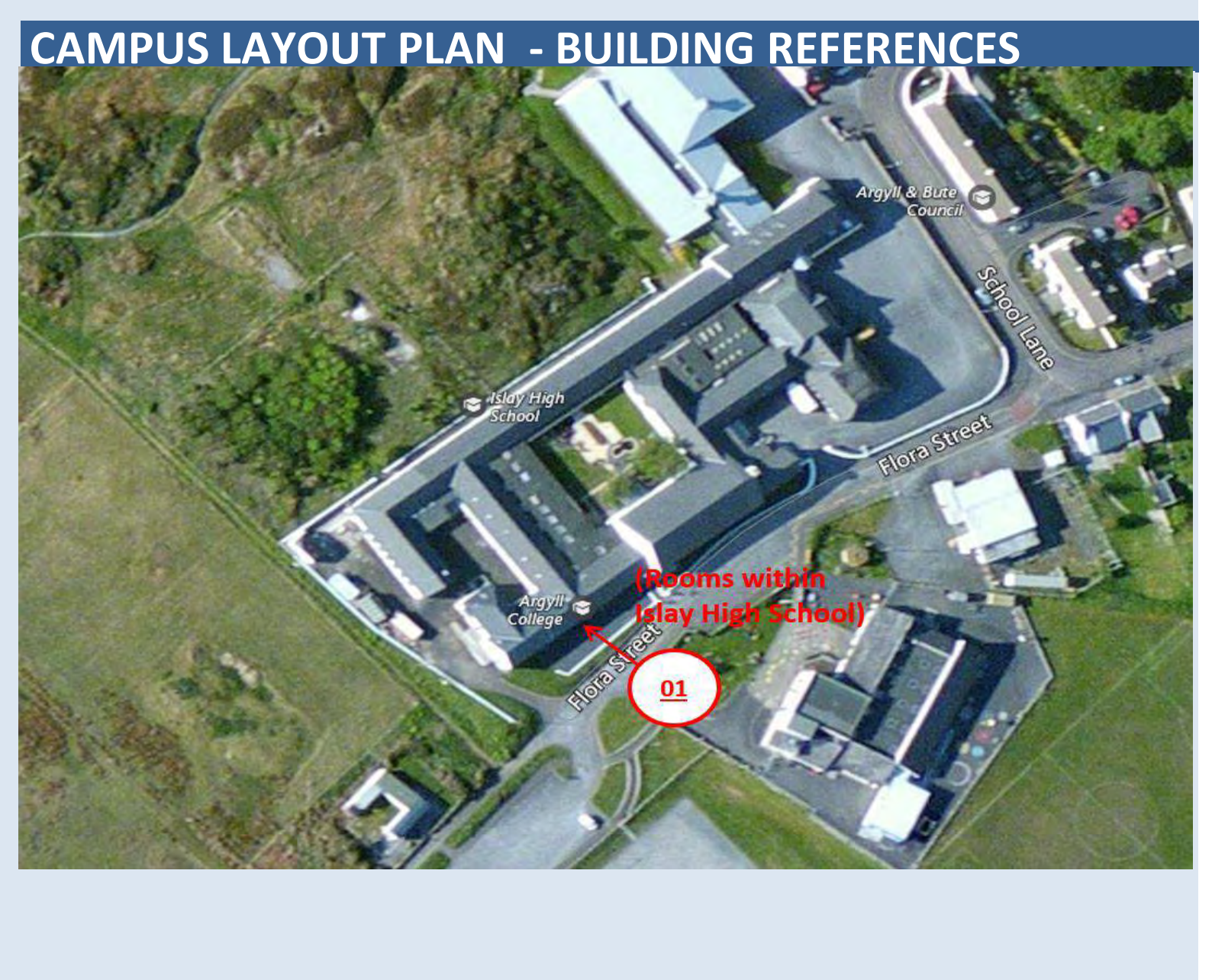
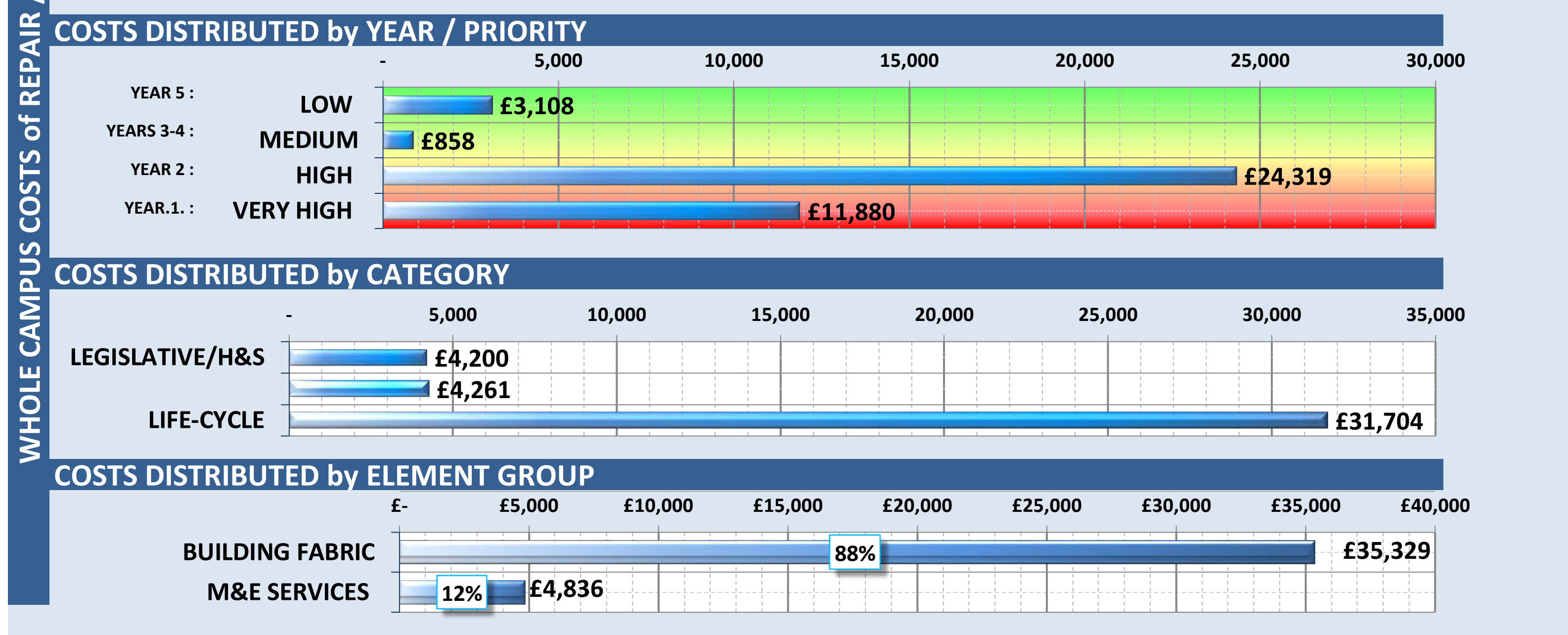
CAMPUS CONDITION & COST SUMMARY	PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR	
				A	B	C	D	BUILDING TOTAL	£/m2	YEAR.1. VERY HIGH	YEAR.2. HIGH	YEARS 3-4 MEDIUM		YEAR.5. + LOW
								£	£	£	£	£		£
	01	Islay High School - Leased Rooms	B	18	76	5	1	£ 40,165	£ 478	£ 11,880	£ 24,319	£ 858	£ 3,108	
	02													
	03													
	04													
	05													
	06													
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	13													
	14													
	15													
	16													
	17													
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	19													
	20													
							TOTALS *	£ 40,165	£ 478.15	£ 11,880	£ 24,319	£ 858	£ 3,108	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

NOTES	PLAN REF	KEY OBSERVATIONS (if any)
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	General Notes:	The assets comprise a number of rooms within Islay High School.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
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THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
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COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
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BACK-LOG MAINTENANCE & CONDITION SURVEYS



for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: ARGYLL UHI

CAMPUS: LOCHGILPHEAD (Centre)

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : ARGYLL UHI		
	CAMPUS : LOCHGILHEAD (Centre)		
ADDRESS:	St No. (if any): Street: Lorne Street Town: Lochgilhead Island: MAINLAND Post Code: PA31 8LU	Copyright © 2017 MAMG Consultancy	
DETAILS	Approx Total Gross Internal area : 529 Date ranges of Construction : 1997	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)	

CAMPUS CONDITION & COST SUMMARY	PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR	
				A	B	C	D	TOTAL	£/m2	YEAR 1	YEAR 2	YEARS 3-4		YEAR 5 +
				9	89	0	2	£ 58,753	£ 111	£ -	£ -	£ 34,484		£ 24,269
01	Main Building	B	9	89	0	2	£ 58,753	£ 111	£ -	£ -	£ 34,484	£ 24,269		
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03														
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TOTALS *							£ 58,753	£ 111.06	£ -	£ -	£ 34,484	£ 24,269		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

NOTES	PLAN REF	KEY OBSERVATIONS (if any)
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	General Notes:	

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.

WHOLE CAMPUS COSTS OF REPAIR / RENEWALS

COSTS DISTRIBUTED by YEAR / PRIORITY

YEAR 5 :	LOW	£24,269
YEARS 3-4 :	MEDIUM	£34,484
YEAR 2 :	HIGH	£0
YEAR 1 :	VERY HIGH	£0

COSTS DISTRIBUTED by CATEGORY

LEGISLATIVE/H&S	£0
LIFE-CYCLE	£8,664
	£50,089

COSTS DISTRIBUTED by ELEMENT GROUP

BUILDING FABRIC	96%	£56,353
M&E SERVICES	4%	£2,400

CAMPUS LAYOUT PLAN - BUILDING REFERENCES

DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
	<p>GENERAL : This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.</p>
	<p>THE "SURVEYORS": The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.</p>
	<p>THE "PROJECT MANAGER": The "Project Manager" is Gardiner & Theobald LLP.</p>
	<p>THE "ESTATE": The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)</p>
	<p>THE "USER": The "User" is Gardiner & Theobald and the Scottish Funding Council</p>
<p>INSTRUCTING PARTY ("USER"):</p>	<p>This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.</p>
<p>DATE(s) OF SURVEY :</p>	<p>March to July 2017</p>
<p>USE OF DATA:</p>	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date,compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
<p>ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:</p>	<p>Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate</p>
<p>COPYRIGHT & INTELLECTUAL PROPERTY:</p>	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
<p>THE DATABASE "ISSUER":</p>	<p>MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB</p>
<p>SCOPE OF SURVEY & LIMITATIONS:</p>	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B."i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p>

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS



for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: ARGYLL UHI

CAMPUS: LOCHGILPHEAD CERC

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : ARGYLL UHI	<p>Copyright © 2017 MAMG Consultancy</p>	
	CAMPUS : LOCHGILPHEAD CERC		
DETAILS	ADDRESS: St No. (if any): Street: Kilmory Industrial Estate Town: Lochgilphead Island: MAINLAND Post Code: PA31 8SH	Approx Total Gross Internal area : 741 Date ranges of Construction : 2005-2013	

(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)

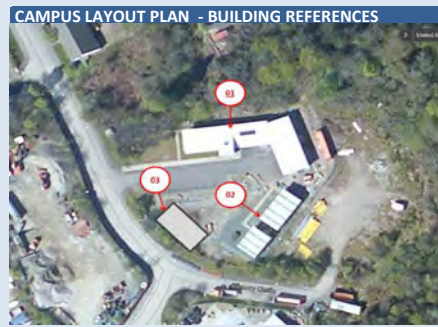
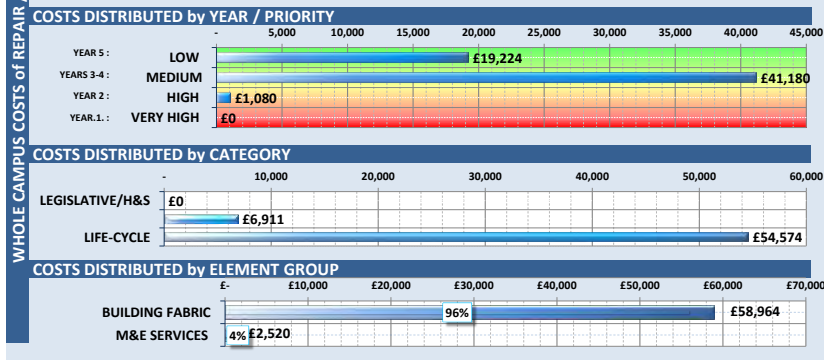
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR	
			A	B	C	D	TOTAL	£/m2	YEAR 1. VERY HIGH	YEAR 2. HIGH	YEARS 3-4 MEDIUM		YEAR 5. + LOW
			01	Classrooms & Workshop	B	6	92	1	1	£ 45,037	£ 115		£ -
02	Covered Workshops	B	11	88	1	0	£ 11,431	£ 49	£ -	£ 540	£ 720	£ 10,171	
03	Engineering Workshop	A	74	26	0	0	£ 5,016	£ 43	£ -	£ 540	£ -	£ 4,476	
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TOTALS *						£ 61,484	£ 82.97	£ -	£ 1,080	£ 41,180	£ 19,224		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The building is relatively new and as such generally in good condition. Items budgeted for are more medium term life cycle and include general ground maintenance (£1.5k), external décor (£1k), internal décor (£13k), floor finishes (£1k) and toilet refurbishment which have taken significant wear and tear (£13.5k). Only minimal M&E items include external lighting repairs. (£2k).
02	The building is relatively new and as such generally in good condition. Items budgeted for are more medium term life cycle and include gutter clearing (£500), local repair of damaged cladding (£1.5k), internal décor (£7k), floor finishes (£500). Only minimal M&E items include external lighting repairs. (£600).
03	The building is only 4 years old and as such in good condition. Items budgeted for are more medium term life cycle and include gutter clearing (£500), internal décor (£3k), floor finishes (£500). There are presently no significant M&E works.
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General Notes:	Industrial Estate CERC, buildings are all relatively new.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
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	Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.
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The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

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BACK-LOG MAINTENANCE & CONDITION SURVEYS

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: ARGYLL UHI

CAMPUS: OBAN

JUNE 2017

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- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : ARGYLL UHI	 Copyright © 2017 MAMG Consultancy	MAIN BUILDING	
	CAMPUS : OBAN			
DETAILS	ADDRESS: St No. (if any): Street: Glenshellach Business Park Town: Oban Island: MAINLAND Post Code: PA34 4RY	Approx Total Gross Internal area : 1,548 Date ranges of Construction : 2002		
	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)			

PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR	
			A	B	C	D	BUILDING TOTAL	£/m2	YEAR 1. VERY HIGH	YEAR 2. HIGH	YEARS 3-4 MEDIUM		YEAR 5. + LOW
			01	Main Building	B	5	95	0	0	£ 64,262	£ 43		£ -
02	Portacabin	B	0	99	0	1	£ 2,813	£ 59	£ 720	£ 480	£ -	£ 1,613	
03	Polytunnels	B	0	100	0	0	£ 1,980	£ 28	£ -	£ -	£ -	£ 1,980	
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12													
13													
14													
15													
16													
17													
18													
19													
20													
TOTALS *						£ 69,055	£ 44.61	£ 720	£ 960	£ -	£ 67,375		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The building is generally in good condition. While there is very little of significance required in the short term, certain maintenance items and life cycle will be due in the medium term and this 5 year look ahead. The most significant of these include boundary fencing/walling maintenance (£7k) and internal redecoration (£45k). There are no anticipated significant M&E replacements at present.
02	The building is generally in good condition with little spend required in the next 5 years. Items that have been budgeted for include staining adjoining shed cladding (£400), internal decoration (£1.5k) and likely replacement of instant hot water heater. (£720).
03	The Polytunnels are in good condition. The only significant items envisaged would be re-skinning due to expected life expiry of the polythene cover (£1,500) and some timber treatment (£500).
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General Notes:	

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.

WHOLE CAMPUS COSTS OF REPAIR / RENEWALS

COSTS DISTRIBUTED by YEAR / PRIORITY

YEAR 5 :	LOW	£67,375
YEARS 3-4 :	MEDIUM	£0
YEAR 2 :	HIGH	£960
YEAR 1. :	VERY HIGH	£720

COSTS DISTRIBUTED by CATEGORY

LEGISLATIVE/H&S	£0
LIFE-CYCLE	£11,942
TOTAL	£57,113

COSTS DISTRIBUTED by ELEMENT GROUP

BUILDING FABRIC	99%	£68,335
M&E SERVICES	1%	20

CAMPUS LAYOUT PLAN - BUILDING REFERENCES

DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.
	No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.
	No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.
	Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.
	In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.
	Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.
	The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .
	Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.
	Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS



for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: ARGYLL UHI

CAMPUS: ROTHESAY

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : ARGYLL UHI	<p>Copyright © 2017 MAMG Consultancy</p>	<p>MAIN BUILDING</p>
	CAMPUS : ROTHESAY		
DETAILS	ADDRESS: St No. (if any): Rothesay Academy Street: High Street Town: Rothesay Island: MAINLAND Post Code: PA20 9JH	Approx Total Gross Internal area : 308 Date ranges of Construction : 2007	

(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)

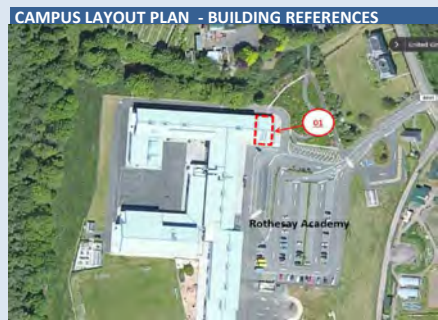
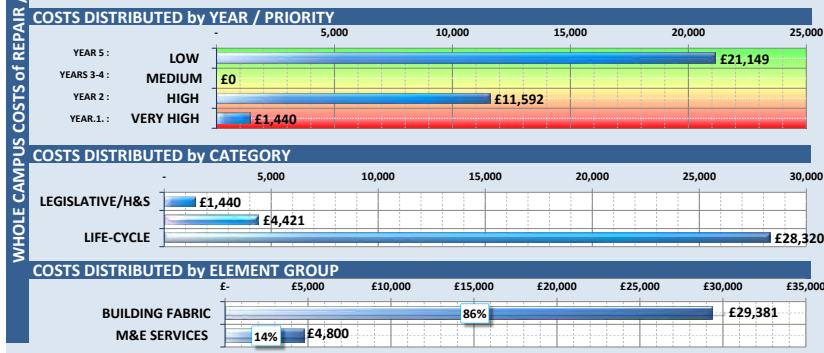
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR	
			A	B	C	D	TOTAL BUILDING	£/m2	YEAR 1.	YEAR 2.	YEARS 3-4		YEAR 5. +
			28	71	0	1	£ 34,181	£ 111	£ 1,440	£ 11,592	£ -		£ 21,149
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TOTALS *						£ 34,181	£ 110.98	£ 1,440	£ 11,592	£ -	£ 21,149		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The College occupies a dedicated portion of Rothesay Academy. The works required assume a portion of common external fabric repairs may be passed down through service charge or are exclusive to the area that the College are in, however this may be capped so is only a provisional allowance, full lease details would require to be verified. The external fabric is needing repairs which include an indicative portion allowance for car park works (£500) and external render decoration (£4k). Internally the most significant items would be cyclic decoration (£3k), floor finishes (£12k) and potential M&E Services lifecycle items including water heater (£1k) and AC systems (£3.5k)
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General Notes:	The College occupy a dedicated suite of rooms with their own entrance at one end of Rothesay Academy.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



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THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
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DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.
	No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.
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	Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.
	In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.
	Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.
	The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .
	Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.
	Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** ARGYLL UHI**CAMPUS:** TOBERMORY

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : ARGYL UHI	<p>Copyright © 2017 MAMG Consultancy</p>	<p>MAIN BUILDING</p>
	CAMPUS : TOBERMORY		
DETAILS	ADDRESS: St No. (if any): Street: Tobermory High School Town: Tobermory Island: Mull Post Code: PA75 6PB	Approx Total Gross Internal area : 48 Date ranges of Construction : 1995	

(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)

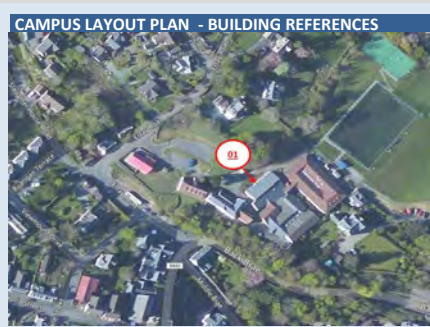
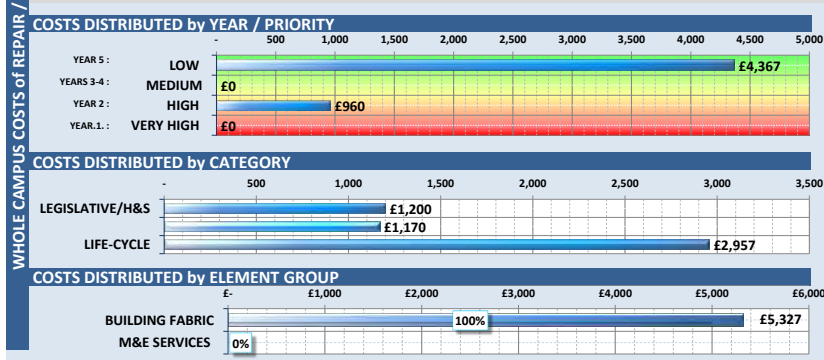
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR	
			A	B	C	D	BUILDING TOTAL	£/m2	YEAR 1. VERY HIGH	YEAR 2. HIGH	YEARS 3-4 MEDIUM		YEAR 5. + LOW
			8	91	0	1	£ 5,327	£ 111	£ -	£ 960	£ -		£ 4,367
01	Open Learning Centre	B	8	91	0	1	£ 5,327	£ 111	£ -	£ 960	£ -	£ 4,367	
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TOTALS *							£ 5,327	£ 110.98	£ -	£ 960	£ -	£ 4,367	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The College occupies a small number of rooms in a building that is part of Tobermory High School. It is generally in good condition, the main items for budgeting within the next 5 years would be external décor and replacement window (£2.5k) and internal décor (£2k), with no significant M&E.
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General Notes:	Part of Tobermory High school

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



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THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.
	No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.
	No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.
	Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.
	In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.
	Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.
	The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .
	Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.
	Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

4.2. AYRSHIRE COLLEGE

AYR

KILMARNOCK – NOT SURVEYED AS PFI/PPP/NPD

KILWINNING – NOT SURVEYED AS KJH PFI/PPP/NPD

NETHERMAINS – NOT SURVEYED AS SITE IS LEASED - COMING TO END

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: AYRSHIRE

CAMPUS: AYR

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

COLLEGE: AYRSHIRE
CAMPUS: AYR

ADDRESS: St No. (if anv): 4
Street: Content Avenue
Town: Ayr
(Island): MAINLAND
Post Code: KA8 0ET

Copyright © 2017 MAMG Consultancy

MAIN BUILDING

Approx Total Gross Internal area: **22,361**
Date ranges of Construction: **1966 -2010**
(the above is only entered if discernable, no warranty given)

(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose if no area is given, none was provided in the source documentation)

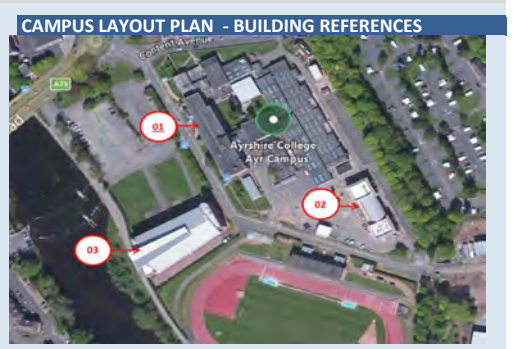
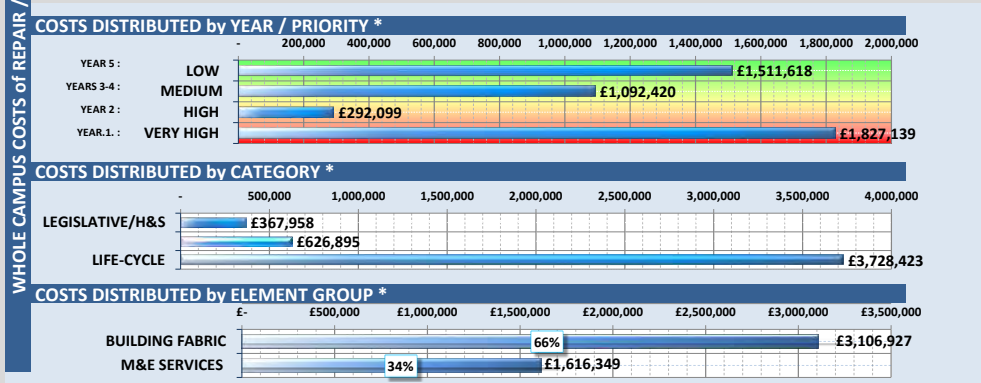
PLAN REF	BUILDING NAMES	Only entered if reasonably discernable from 3rd party data				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *						RELATIVE INDICATOR	
		AVERAGE CONDITION*	CONDITION SPREAD%*				BUILDING TOTAL	£/m2	YEAR.1	YEAR.2	YEARS 3-4		YEAR.5. +
		C	A	B	C	D	£	£	VERY HIGH	HIGH	MEDIUM		LOW
01	Dam Park	C	1	71	17	11	£ 3,835,826	£ 305	£ 1,788,129	£ 132,048	£ 1,089,522	£ 826,127	
02	Aeronautical	A	66	32	1	1	£ 63,605	£ 51	£ 252	£ 1,386	£ 2,898	£ 59,069	
03	Riverside	B					£ 823,845	£ 96	£ 38,758	£ 158,665	£ -	£ 626,422	
04													
05													
06													
07													
08													
09													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
TOTALS *						£ 4,723,276	£ 211.23	£ 1,827,139	£ 292,099	£ 1,092,420	£ 1,511,618		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Originally dating to 1966, the building is in fair to poor condition. Budgets are allocated to grounds and infrastructure (£93k), external fabric (£2.25m), internal fabric (£420k) and M&E Services (£1m)
02	Constructed in circa 2010 the building is in good condition. Works are mainly associated with cyclic internal decoration (£48k) and floor finishes (£9k)
03	Constructed in circa. 1999 the building is in fair to good condition although approaching 20 years is entering the stage where significant full element lifecycle renewals should be planned for. Costs include allowances for roofs (£196k), internal fabric (£43k) and on M&E fire protective systems (£117k) and most significantly fans and AC (£460k)
04	
05	
06	
07	
08	
General Notes:	

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



*** Important Notes:** This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations, Terms & Conditions.

DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" for the provision of data in these reports were appointed by the respective Colleges, in the case of this Campus the original Surveyors were: XXXXX
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF ORIGINAL SURVEY :	XXXXXXX
SOURCE & USE OF DATA:	<p>This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant that works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations,</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date,compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p>

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.

Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original source data collection data inclusions or exclusions. These can be further adjusted by the Estates Department to preference on a building by building basis.

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The original Survey will have been non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors would not therefore accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will likely have been inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not inspected.

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

4.3. BORDERS COLLEGE

GALASHIELS

HAWICK

JEDBURGH LEARNING FACILITY

NEWINGTON BUSINESS CENTRE

NEWTON ST BOSWELLS

TWEEDBANK

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** **BORDERS****CAMPUS:** **GALASHIELS**

JUNE 2017

- 1 - **WHOLE CAMPUS CONDITION SUMMARY**
- 2 - **SURVEY SCOPE & LIMITATIONS**
- 3 - **INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : BORDERS	
	CAMPUS : GALASHIELS	
ADDRESS:	St No. (if any): Street: Town: (Island): Post Code:	Copyright © 2017 MAMG Consultancy
	Nether Road GALASHIELS Mainland TD1 3HE	



Approx Total Gross Internal area: **20,114** sq.m * (* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other

Date ranges of Construction : **1880 / 1964 / 2009**

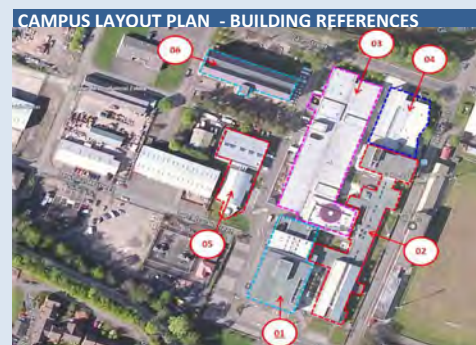
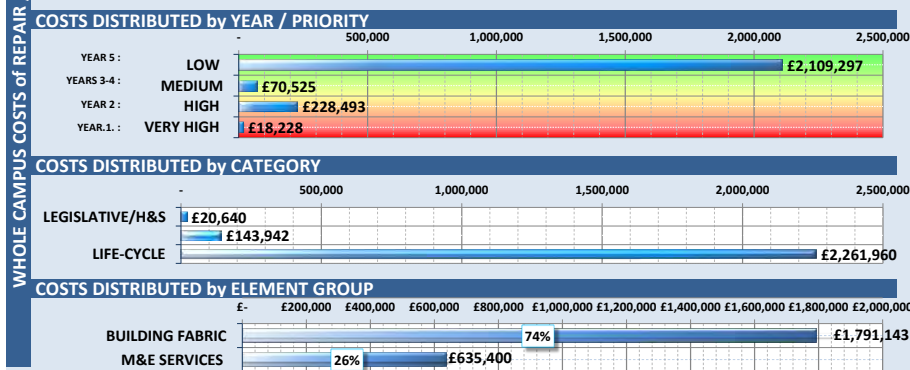
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL	£/m2	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR
			A	B	C	D			YEAR.1. VERY HIGH	YEAR.2. HIGH	YEARS 3-4 MEDIUM	YEAR 5. + LOW		
01	The Arch (entrance, main lecture theatre)	B	29	70	1	0	£ 185,022	£ 50	£ 288	£ 24,984	£ 18,258	£ 141,492		
02	Tower & Admin / research wing	B	0	97	3	0	£ 498,054	£ 94	£ 3,000	£ 672	£ 27,864	£ 466,518		
03	Café, workshops & library	B	0	97	3	0	£ 363,354	£ 85	£ 12,240	£ 117,012	£ 2,814	£ 231,288		
04	Union	B	24	68	7	1	£ 116,920	£ 89	£ -	£ 23,208	£ 390	£ 93,322		
05	Technical Training Centre (TTC)	B	26	70	3	1	£ 62,743	£ 55	£ -	£ 2,400	£ 943	£ 59,400		
06	High Mill (offices & studios)	C	0	80	19	1	£ 1,200,450	£ 271	£ 2,700	£ 60,217	£ 20,256	£ 1,117,277		
07-19														
TOTALS *							£ 2,426,543	£ 120.64	£ 18,228	£ 228,493	£ 70,525	£ 2,109,297		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	New building in circa. 2009. Generally good condition. Most significant costs are budget for redecor (low priority) £133k and issues with defective windows circa £19k. Various other minor items not exceeding circa £5k each.
02	Major refurbishment and extension in 2009, generally good condition. Most significant item is wearing floor finishes and decoration budget at £222k and £190k. Other smaller items include cyclic décor to external renders (£20k), door ironmongery overhauls (£22k) and replacement fans to fume cupboards (£12k)
03	Major refurbishment and extension in 2009, generally good condition. Most significant costs are budget for redecor (low priority) £153k, wearing floor finishes (£54k), wall tiling to labs and dye house (£33k) and circa. £60k budget for anticipated M&E life cycle renewals (low priority).
04	New building in circa. 2009, generally good condition. Most significant costs are budget for redecor (low priority) £40k, floor coverings (£10k), and £42k for anticipated budget for boiler and heating system cyclic renewals.
05	New build in circa. 2000, extended 2007, generally good condition. Most significant budget is for décor (low priority) £41k, followed by £10k allowance for medium term boiler replacement.
06	Original 1880's converted building, fair condition presently but due to the age of the building will demand higher maintenance. Significant budgets include: allowance for re-roofing (low priority, provisional item) £222k, decorations (£191k), floor finishes (£185k) work to windows (£50k); M&E budget includes (£290k) mainly on heating systems.
07-10	
General Notes:	Generally the Campus buildings are in good condition having undergone an extensive new-build and refurbishment programme since 2009. A large part of the Campus is shared with Heriot Watt University, however we have been advised that Borders College has to maintain the assets.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p> <p>Professionals Fees and VAT are not included.</p>

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: BORDERS

CAMPUS: HAWICK

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : BORDERS	<p>Copyright © 2017 MAMG Consultancy</p>	<p>MAIN BUILDING</p>
	CAMPUS : HAWICK		
DETAILS	ADDRESS: St No. (if any): Street: Buccleuch Road Town: Hawick Island: MAINLAND Post Code: TD9 0EH	Approx Total Gross Internal area : 1,064 Date ranges of Construction : 2007	
	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other		

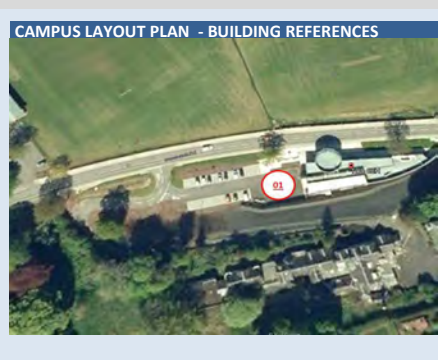
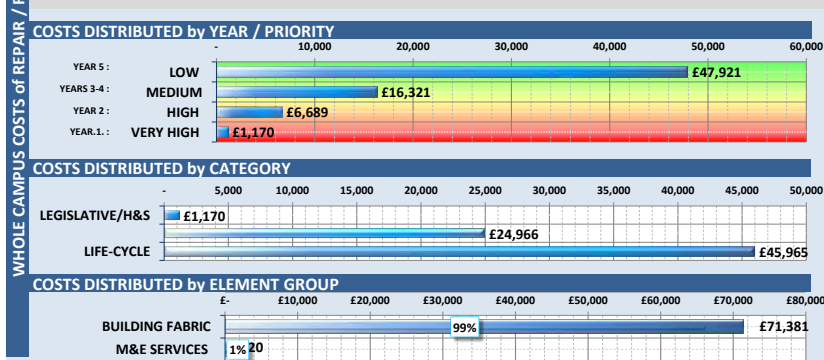
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR	
			A	B	C	D	BUILDING TOTAL	£/m2	YEAR 1: VERY HIGH	YEAR 2: HIGH	YEARS 3-4: MEDIUM		YEAR 5 +: LOW
			01	Main Building	B	0	100	0	0	£ 71,100	£ 68		£ 1,170
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09													
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20													
TOTALS *						£ 71,100	£ 66.82	£ 1,170	£ 6,689	£ 16,321	£ 47,921		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Approx. 10 years old the building and M&E systems are in well maintained condition at present. Looking towards the end of a 5 year projection, significant budgets related to external decoration (optional £9k) and internal décor. (£46k) . Other items comprise a wide range of smaller local maintenance and repairs generally not exceeding £3k.
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General Notes:	Single building on small site.

WORK REQUIRED - PRIORITY CRITERIA

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	Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.
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	In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.
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	The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .
	Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.
	Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** **BORDERS****CAMPUS:** **JEDBURGH**

JUNE 2017

- 1 - **WHOLE CAMPUS CONDITION SUMMARY**
- 2 - **SURVEY SCOPE & LIMITATIONS**
- 3 - **INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : BORDERS	<p>Copyright © 2017 MAMG Consultancy</p>	<p>MAIN BUILDING</p>
	CAMPUS : JEDBURGH		
DETAILS	ADDRESS: St No. (if any): 6 Street: Market Street Town: Jedburgh (Island): MAINLAND Post Code: TD8 6AP	Approx Total Gross Internal area : 94 Date ranges of Construction : 1900	
(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other			

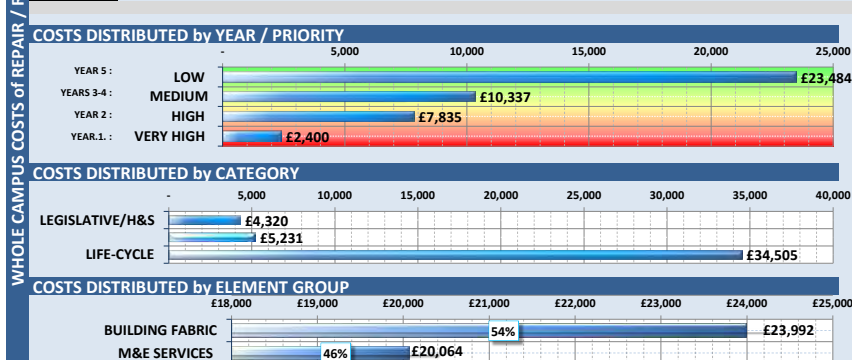
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR	
			A	B	C	D	TOTAL	£/m2	YEAR 1	YEAR 2	YEARS 3-4		YEAR 5 +
			7	62	25	6	£ 44,055	£ 469	£ 2,400	£ 7,835	£ 10,337		£ 23,484
01	Main Building	C	7	62	25	6	£ 44,055	£ 469	£ 2,400	£ 7,835	£ 10,337	£ 23,484	
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TOTALS *							£ 44,055	£ 468.67	£ 2,400	£ 7,835	£ 10,337	£ 23,484	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The occupancy is leased and extends to only a handful of rooms in the ground floor of what is an old buiding, with some external fabric common repairs now becoming over-due (assumed apportionment). Significant costs relate to a range of external fabric repairs including roof covering, gutters, decoration to render fascia's and soffits (£7k), internal decoration (£3k) and floor finishes (£3k) anticipated. The M&E installations are dated and overdue for upgrading or replacement including electrics (£3k), fire protective systems (£2k) and heating (£5k) and coms (£1k).
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General Notes:	Grade.C. listed and in a conservation area, the occupancy is limited to 4 rooms in the ground floor and is Leased. It has presently been assumed there is a common charge which would reflect a portion of external fabric common repair costs passing through the Lease.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent **within a 5 year window**, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required **within 3-4 years** to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required **within 2 years** to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. **Partial replacement** (upto 40%) may be required.
- VERY HIGH** Works required **immediately or within 1 year** to repair, **wholly or partially** replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



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DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
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COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p> <p>Professionals Fees and VAT are not included.</p>

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** **BORDERS****CAMPUS:** **NEWINGTON****JUNE 2017**

- 1 - WHOLE CAMPUS CONDITION SUMMARY**
- 2 - SURVEY SCOPE & LIMITATIONS**
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : BORDERS	<p>Copyright © 2017 MAMG Consultancy</p>	<p>MAIN BUILDING</p>
	CAMPUS : NEWINGTON		
DETAILS	ADDRESS: St No. (if any): 2 Street: Dalkeith Road Mews Town: Edinburgh Island: MAINLAND Post Code: EH16 5GA	Approx Total Gross Internal area : 97 Date ranges of Construction : 1900 - 1990	

(* important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)

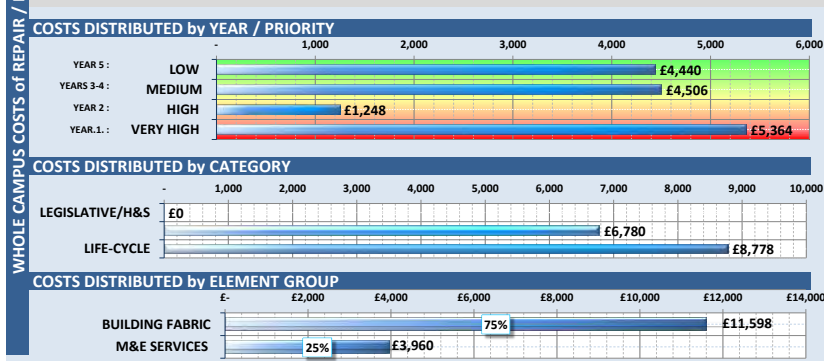
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR	
			A	B	C	D	BUILDING TOTAL	£/m2	YEAR 1. VERY HIGH	YEAR 2. HIGH	YEARS 3-4 MEDIUM		YEAR 5. + LOW
			01	Newington Business Centre	B	14	72	8	1	£ 15,558	£ 175		£ 5,364
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03													
04													
05													
06													
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10													
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18													
19													
20													
TOTALS *							£ 15,558	£ 160.39	£ 5,364	£ 1,248	£ 4,506	£ 4,440	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The building is generally in good condition, it was refurbished in 2008 when the College moved into the space. There are a small number of external fabric repairs (£3k) which although possibly covered under service charge have provisionally been allocated against the College. Internally the most significant items are cyclic including decoration (£4k), floor finishes (£3.7k) and potential boiler replacement in the medium term (£2.4k)
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18	
General Notes:	Small outreach office and one classroom as part of a Business Centre.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.
	No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.
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	Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.
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	Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.
	Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** **BORDERS****CAMPUS:** **NEWTON ST BOSWELLS**

JUNE 2017

- 1 - **WHOLE CAMPUS CONDITION SUMMARY**
- 2 - **SURVEY SCOPE & LIMITATIONS**
- 3 - **INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : BORDERS	 Copyright © 2017 MAMG Consultancy		
	CAMPUS : NEWTON ST BOSWELLS			
DETAILS	Address: St No. (if any):	MAIN BUILDING		
	Street:			B6398
	Town:			Newton St Boswells
	(Island):			MAINLAND
	Post Code:	TD6 0PL		

Approx Total Gross Internal area : **970** (* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)

Date ranges of Construction : **1990 - 2012**

PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL	£/m2	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR
			A	B	C	D			YEAR.1. VERY HIGH	YEAR.2. HIGH	YEARS 3-4 MEDIUM	YEAR.5. + LOW		
			0	75	23	2			£	£	£	£	£	
01	Main Building (Resources & Workshop)	C	0	75	23	2	£ 95,095	£ 277	£ -	£ 23,196	£ 15,751	£ 56,148		
02	Cabin - A.	C	5	66	28	1	£ 28,674	£ 382	£ 3,420	£ 2,880	£ 2,040	£ 20,334		
03	Cabin - B.	C	0	66	25	9	£ 23,997	£ 584	£ -	£ 3,480	£ 6,726	£ 13,771		
04	Cabin - C.	C	2	67	29	11	£ 17,028	£ 568	£ 5,086	£ 444	£ 3,434	£ 9,264		
05	Cabin - D.	B	0	93	2	5	£ 58,700	£ 224	£ 1,560	£ 36,050	£ 5,178	£ 15,912		
06	Polytunnel	B	0	92	8	0	£ 2,112	£ 28	£ 600	£ 835	£ 281	£ 396		
07	Glass House	B	13	77	9	1	£ 9,060	£ 63	£ -	£ 960	£ -	£ 8,100		
08-19														
TOTALS *							£ 234,666	£ 241.92	£ 10,666	£ 67,845	£ 33,410	£ 123,925		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The main building is in fair condition overall but has a wide range of smaller back-log maintenance items requiring action, while significant M&E life cycle replacements should be planned for. Main items include: Works to paving/walling etc (£6k), external fabric (£8k), internal decoration (£10k); M&E electrics (£15k), boilers, hot & cold water (£25k), fans and ductwork (£5k).
02	The cabin is approx. 20 years old and although having been externally refurbished in the past is starting to show significant dilapidation and outdated of M&E installations. Primary works relate to circa £7k on higher priority repairs to externally decayed parts, internal decor (£3k), floor finishes (£3k); M&E installations including hot and cold water, heating and electric while largely functional are approaching end of life and should be renewed. (£15k)
03	The cabin is approx. 20 years old and is starting to show significant dilapidation and outdated of M&E installations. Primary works relate to circa £5k on higher priority repairs to external parts, internal decor (£1.5k), floor finishes (£2k); M&E installations including hot and cold water and heating systems (£9k) and electrics (£3k) while largely functional are approaching end of life and should be planned for renewal towards the end of this 5 year look-ahead.
04	The cabin is approx. 20 years old and is starting to show significant dilapidation and outdated of M&E installations. Primary works relate to circa £6.5k on higher priority repairs to external parts, internal decor (£k), floor finishes (£1.5k); M&E installations include electrics (£3k) while largely functional are approaching end of life and should be planned for renewal towards the end of this 5 year look-ahead.
05	The cabin is in fair condition. Primary works relate to circa £23k to external parts, internal decor (£9.5k), floor finishes (£7k) and doors (£4k); M&E installations include fans (£1.5), boilers and heating (£5.5k)
06	The Polytunnel is in good all-round condition and of a fairly robust higher quality construction type. Works are relatively minor maintenance nature.
07	The Glasshouse has been extended/replaced in recent years and in good condition. The most significant item is anticipated replacement of the 60Kw fan heater (£6k) and cold water pipework (£1.8) in 5 years.
08	
General Notes:	Originally only an industrial Unit (Building.01.) the site has been expanded with a number of portacabins or modular buildings over the years. Back-log maintenance has built up on the main building, while the portacabins will be getting to the stage in 5 yaers that major spend is required to extend their lives

WORK REQUIRED - PRIORITY CRITERIA	
LOW	Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
MEDIUM	Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
HIGH	Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
VERY HIGH	Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unreplicable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.

COSTS DISTRIBUTED by YEAR / PRIORITY

COSTS DISTRIBUTED by CATEGORY

COSTS DISTRIBUTED by ELEMENT GROUP

CAMPUS LAYOUT PLAN - BUILDING REFERENCES

DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p> <p>Professionals Fees and VAT are not included.</p>

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS



for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: BORDERS

CAMPUS: TWEEDBANK

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : BORDERS	<p>Copyright © 2017 MAMG Consultancy</p>	MAIN BUILDING	
	CAMPUS : TWEEDBANK			
DETAILS	Address: St No. (if any): Unit 4-2 Tweedbank Industrial Estate			
	Date ranges of Construction : 1985	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)		

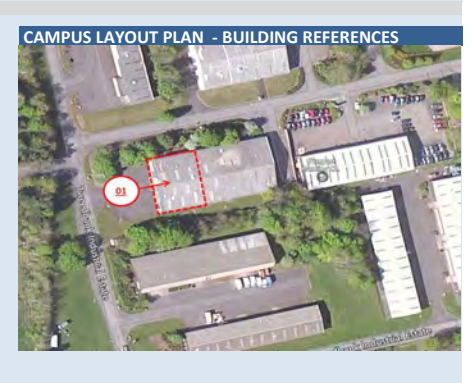
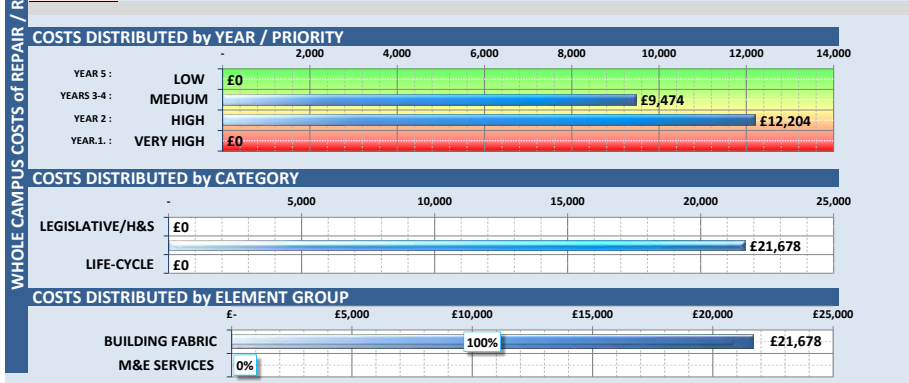
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR		OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*				RELATIVE INDICATOR
			A	B	C	D	BUILDING TOTAL	£/m2	YEAR.1	YEAR.2	YEARS 3-4	YEAR.5 +	
01	Main Building	A	71	29	0	0	£ 21,678	£ 25	£ -	£ 12,204	£ 9,474	£ -	
02													
03													
04													
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TOTALS *							£ 21,678	£ 24.63	£ -	£ 12,204	£ 9,474	£ -	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The building has had a major internal refurbishment in 2017, most significantly on M&E installations, the building is accordingly in very good condition. The costs therefore primarily relate to external works and building fabric and include tarmac repairs and whitelining (£3k) and external decoration (£5k). Internal works include floor repairs and finishes (£7k) and decoration (£5k).
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General Notes:	Sub-divided industrial unit.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
	<p>GENERAL : This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.</p>
	<p>THE "SURVEYORS": The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.</p>
	<p>THE "PROJECT MANAGER": The "Project Manager" is Gardiner & Theobald LLP.</p>
	<p>THE "ESTATE": The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)</p>
	<p>THE "USER": The "User" is Gardiner & Theobald and the Scottish Funding Council</p>
<p>INSTRUCTING PARTY ("USER"):</p>	<p>This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.</p>
<p>DATE(s) OF SURVEY :</p>	<p>March to July 2017</p>
<p>USE OF DATA:</p>	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
<p>ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:</p>	<p>Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate</p>
<p>COPYRIGHT & INTELLECTUAL PROPERTY:</p>	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
<p>THE DATABASE "ISSUER":</p>	<p>MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB</p>
<p>SCOPE OF SURVEY & LIMITATIONS:</p>	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p>

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

4.4. CITY OF GLASGOW COLLEGE

RIVERSIDE – NOT SURVEYED AS PFI/PPP/NPD

CATHEDRAL STREET– NOT SURVEYED AS PFI/PPP/NPD

4.5. DUMFRIES & GALLOWAY COLLEGE

DUMFRIES

STRANRAER

BACK-LOG MAINTENANCE & CONDITION SURVEYS

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: DUMFRIES & GALLOWAY

CAMPUS: DUMFRIES

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : Dumfries and Galloway College	<p>Copyright © 2017 MAMG Consultancy</p>	<p>MAIN BUILDING</p>
	CAMPUS : Dumfries		
DETAILS	ADDRESS: St No. (if any): Street: Bankend Road Town: Dumfries (Island): Post Code: DG1 4FD	Approx Total Gross Internal area : 14,535 Date ranges of Construction : 2008	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)

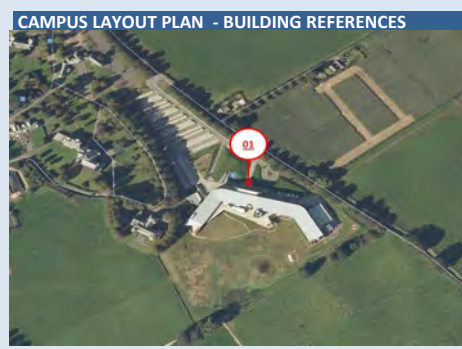
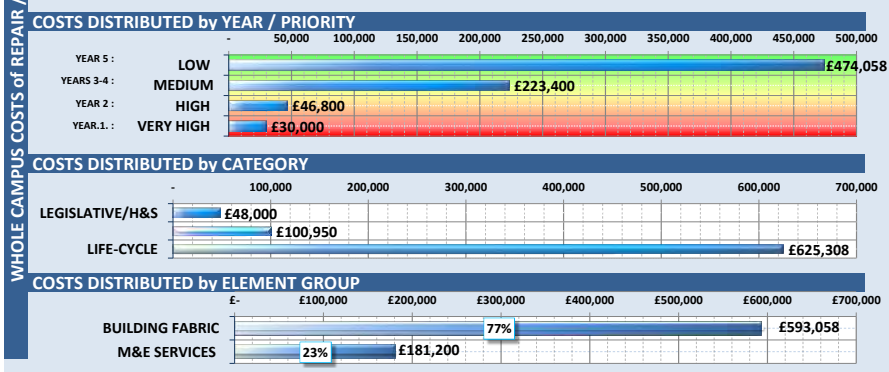
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR	
			A	B	C	D	BUILDING TOTAL	£/m2	YEAR 1. VERY HIGH	YEAR 2. HIGH	YEARS 3-4 MEDIUM		YEAR 5. + LOW
01	Main Building (incl Energy Ctre)	B	5	94	0	1	£ 774,258	£ 53	£ 30,000	£ 46,800	£ 223,400	£ 474,058	
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TOTALS *							£ 774,258	£ 53.27	£ 30,000	£ 46,800	£ 223,400	£ 474,058	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The building is generally in fair condition. There are repairs required to the structure (£10k). The internal works budget primarily relates internal fabric repairs and decoration (£572k). Costs associated with M&E items mainly relate to Ventilation/AC (£133k), Alarms (£48k).
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General Notes:	The building is approaching 15 years old in this lookahead and decoration and flooring will be reaching end of life, with the scale of the buildign there are significant quantities. There are some immediate issues on ventilation and solar shading to the south facade which need solutions to ensure acceptable working environment control.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



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THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
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DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
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COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p> <p>Professionals Fees and VAT are not included.</p>

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS



for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: DUMFRIES & GALLOWAY

CAMPUS: STRANRAER

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : DUMFRIES & GALLOWAY CAMPUS : STRANRAER	 Copyright © 2017 MAMG Consultancy	MAIN BUILDING	
	ADDRESS: St No. (if anv): Street: Lewis Street Town: Stranraer (Island): Post Code: DG9 7AL			
DETAILS	Approx Total Gross Internal area : 3,103 Date ranges of Construction : 2008	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)		

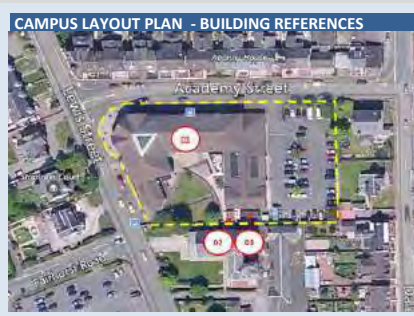
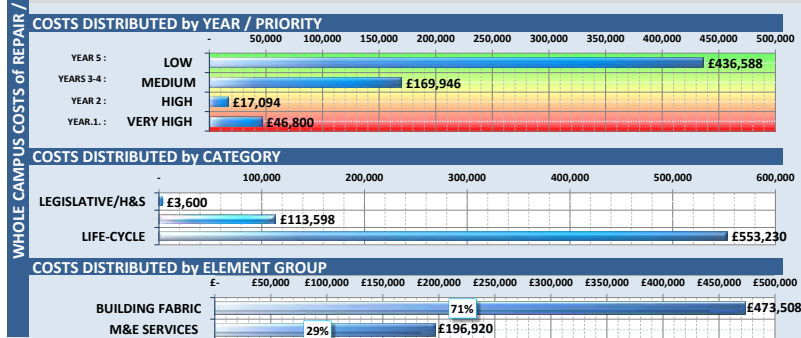
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL		BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*				RELATIVE INDICATOR
			A	B	C	D	£	£/m2	YEAR 1	YEAR 2	YEARS 3-4	YEAR 5 +	
			VERY HIGH	HIGH	MEDIUM	LOW							
01	Main Building	B	18	67	10	5	£ 669,366	£ 218	£ 46,800	£ 17,094	£ 169,946	£ 435,526	
02	Store.1.	B	20	80	0	0	£ 498	£ 33	£ -	£ -	£ -	£ 498	
03	Store.2.	B	20	80	0	0	£ 564	£ 38	£ -	£ -	£ -	£ 564	
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TOTALS *							£ 670,428	£ 216.06	£ 46,800	£ 17,094	£ 169,946	£ 436,588	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Generally the property is in fair condition. External areas are in fair condition, repair works are required to external grounds (£10k) and External Fabric (£212k) Roofs (£65k). Internal fabric is generally fair with works being required mainly associated with the replacement floor coverings and redecoration (£147k) and sanitaryware (£36k). Costs associated with M&E items mainly relate to Electrical (£84k), Ventilation/ AC (£65k) and Lifts (£42k).
02	Generally in good condition, repair works are required to External Fabric (£0.5k), Roofs (£50)
03	Generally in good condition, repair works are required to External Fabric (£0.5k)
04	
05	
06	
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08	
09	
10	
11	
12	
General Notes:	The main building is reaching an age where significant lifecycle renewals are required as would be expected. Budgets need to be planned for these within the next 5 years.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
	<p>GENERAL : This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.</p>
	<p>THE "SURVEYORS": The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.</p>
	<p>THE "PROJECT MANAGER": The "Project Manager" is Gardiner & Theobald LLP.</p>
	<p>THE "ESTATE": The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)</p>
	<p>THE "USER": The "User" is Gardiner & Theobald and the Scottish Funding Council</p>
<p>INSTRUCTING PARTY ("USER"):</p>	<p>This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.</p>
<p>DATE(s) OF SURVEY :</p>	<p>March to July 2017</p>
<p>USE OF DATA:</p>	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
<p>ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:</p>	<p>Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate</p>
<p>COPYRIGHT & INTELLECTUAL PROPERTY:</p>	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
<p>THE DATABASE "ISSUER":</p>	<p>MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB</p>
<p>SCOPE OF SURVEY & LIMITATIONS:</p>	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p>

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

4.6. DUNDEE & ANGUS COLLEGE

ARBROATH

GARDYNE

KINGSWAY

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** DUNDEE & ANGUS**CAMPUS:** ARBROATH

JUNE 2017

- 1 - **WHOLE CAMPUS CONDITION SUMMARY**
- 2 - **SURVEY SCOPE & LIMITATIONS**
- 3 - **INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : DUNDEE & ANGUS	<p>Copyright © 2017 MAMG Consultancy</p>	<p>MAIN BUILDING</p>
	CAMPUS : ARBROATH		
DETAILS	Address: St No. (if any): Keptie Street	Approx Total Gross Internal area: 13,001 Date ranges of Construction: 1894 - 2004	
	Town: Arbroath		
	Post Code: DD11 3FA	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)	

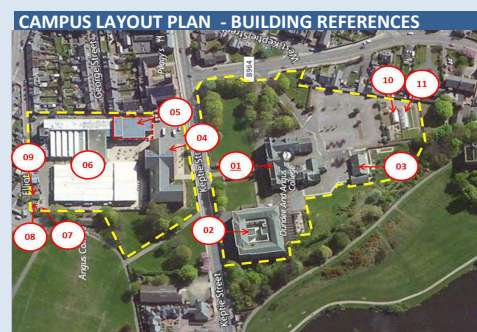
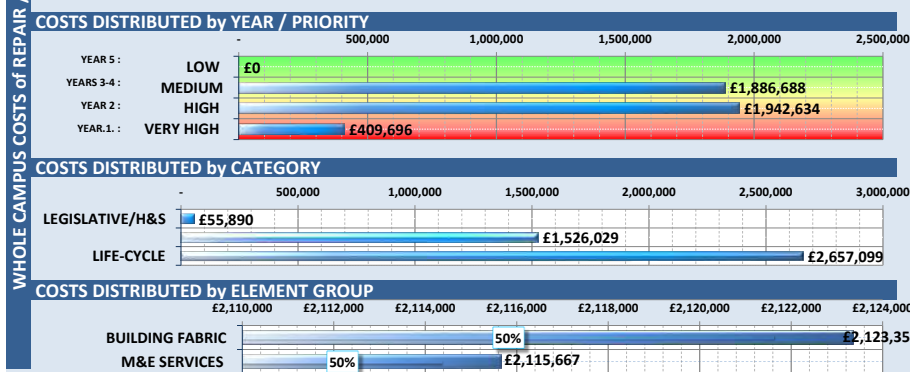
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR	
			A	B	C	D	TOTAL	£/m2	YEAR 1: VERY HIGH	YEAR 2: HIGH	YEARS 3-4: MEDIUM		YEAR 5 +: LOW
01	ISLA Building	B	10	83	5	2	£ 1,468,352	£ 1,138	£ 48,546	£ 451,476	£ 968,330	£ -	
02	ESK Building	B	12	81	3	4	£ 443,710	£ 131	£ 74,830	£ 1,680	£ 367,200	£ -	
03	Nursery	B	9	89	1	1	£ 21,646	£ 83	£ -	£ -	£ 21,646	£ -	
04	CALC Building	B	11	85	1	3	£ 311,237	£ 130	£ 152,597	£ 12,600	£ 146,040	£ -	
05	CSW Building	B	12	87	0	1	£ 64,160	£ 69	£ 9,590	£ 3,360	£ 51,210	£ -	
06	Clova Building	C	19	60	17	4	£ 1,917,984	£ 426	£ 122,160	£ 1,470,600	£ 325,224	£ -	
07	Store 1	B	25	62	0	13	£ 1,680	£ 56	£ 960	£ -	£ 720	£ -	
08	Store 2	B	5	90	5	0	£ 798	£ 44	£ -	£ -	£ 798	£ -	
09	Store 3	B	20	68	8	4	£ 2,611	£ 75	£ 533	£ 518	£ 1,560	£ -	
10/11	Glasshouse & Polytunnels	B	19	67	7	7	£ 6,840	£ 50	£ 480	£ 2,400	£ 3,960	£ -	
12													
13													
14													
15													
16													
17													
18													
19													
20													
TOTALS *						£4,239,018	£ 326.05	£ 409,696	£ 1,942,634	£ 1,886,688	£ -		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Constructed circa. 1894 and converted / refurbished in 1990 . Generally the property is in fair condition. Areas of the external curtilage require extensive repair/ replacement (£668k), and remedial works are required to both the external elevations (£400k) and the roof (£46k). Internal fabric repairs and replacements are mainly associated with redecoration and floor coverings (£161k) . Costs associated with M&E items generally relate to Electrical systems (£111k), LPHW (£43k) and Alarms (£18k).
02	Constructed circa. 1930 and converted / refurbished in 1991 . Generally the property is in fair condition. Remedial works are required to both the external elevations (£54k) and the roof (£39k). Internal fabric repairs and replacements are mainly associated with redecoration and floor coverings (£145k). Costs associated with M&E items generally relate to Electrical systems (£113k), LPHW (£35k) and Alarms (£39k).
03	Constructed circa. 1894 and converted / refurbished in 2004. Lifecycle replacement works required in coming years to external elevations and the roof (£10k). Internal fabric repairs including redecoration and replacement floor coverings required along with isolated replacement of sanitaryware (£11k).
04	Constructed in circa. 2004. Remedial works required to External fabric (£143k), and roofs (£4k). Internal fabric repairs consist mainly of redecoration and floor coverings (£101k). M&E costs relate to Alarms (£34k) and Ventilation (£24k).
05	Constructed in circa. 2003. Generally in fair condition. Internal fabric replacements required consisting mainly of redecoration and floor coverings (£47k). M&E costs are associated with Alarms (£9k) & LPHW (£3k).
06	Constructed in circa. 1956 and extensively extended and refurbished in 1973 then 2006. External fabric and roof repairs required externally (£45k). Internal fabric replacements required consisting mainly of redecoration and floor coverings (£234k). Costs associated with M&E Items relate mainly to electrical systems (£831k), H&C water (£302k) and Heating (£367k).
07	Constructed in circa. 1973. Minor external fabric repairs required.
08	Constructed in circa. 1973. Minor external fabric repairs required.
09	Constructed in circa. 1973. External fabric and roof repairs required (£2.5k).
10	Constructed in circa. 1990. Minor external fabric repairs required. M&E Costs relate to electrical and ventilation systems.
General Notes:	A mix of building ages with various degrees of refurbishment over the years. The majority of costs relate to lifecycle replacements of M&E installations although a new biomass boiler was installed for the ISLA and ESK in 2013.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent **within a 5 year window**, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required **within 3-4 years** to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required **within 2 years** to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. **Partial replacement** (upto 40%) may be required.
- VERY HIGH** Works required **immediately or within 1 year** to repair, **wholly or partially** replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



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GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p> <p>Professionals Fees and VAT are not included.</p>

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** DUNDEE & ANGUS**CAMPUS:** GARDYNE

JUNE 2017

WHOLE CAMPUS CONDITION SUMMARY

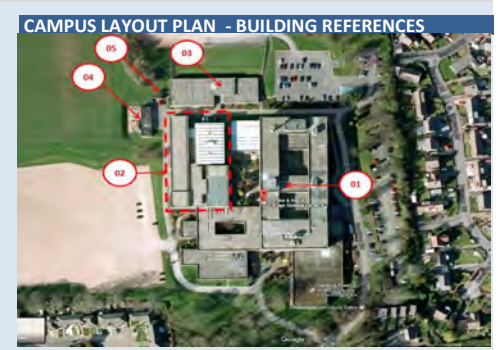
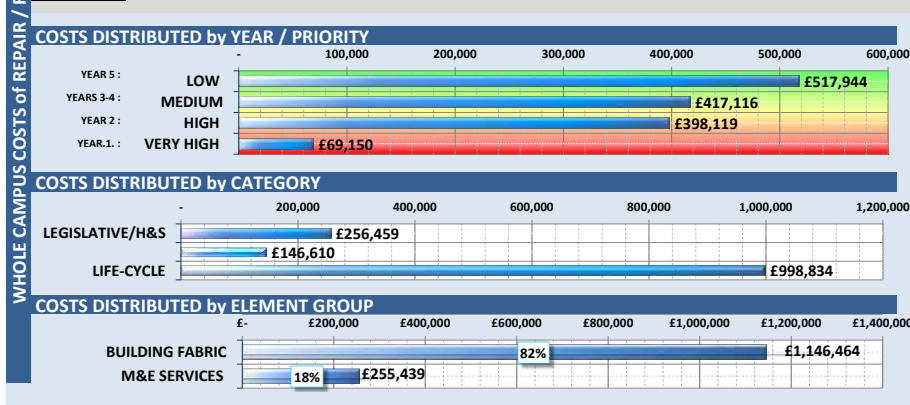
IDENTIFICATION	COLLEGE : DUNDEE & ANGUS	MAMG CONSULTANCY Copyright © 2017 MAMG Consultancy	MAIN BUILDING	
	CAMPUS : GARDYNE			
DETAILS	Address: St No. (if any): Street: Gardyne Road Town: Dundee (Island): MAINLAND Post Code: DD5 1NY	Approx Total Gross Internal area : 36,985 Date ranges of Construction : 1985 / 2011		
	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)			

PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL	£/m2	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR
			A	B	C	D			YEAR 1	YEAR 2	YEARS 3-4	YEAR 5+		
									VERY HIGH	HIGH	MEDIUM	LOW		
01	Main Building	B	5	92	1	2	£ 903,840	£ 20	£ 1,440	£ 321,120	£ 71,400	£ 509,880		
02	PE Block	B	44	51	4	1	£ 263,557	£ 44	£ 35,400	£ 73,159	£ 154,998	£ -		
03	North Annex	B	25	63	2	10	£ 215,000	£ 262	£ 26,160	£ 3,840	£ 176,936	£ 8,064		
04	Store.1.	C	9	65	11	15	£ 19,506	£ 135	£ 5,880	£ -	£ 13,626	£ -		
05	Store.2.	B	13	84	0	3	£ 426	£ 21	£ 270	£ -	£ 156	£ -		
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TOTALS *							£1,402,329	£ 37.92	£ 69,150	£ 398,119	£ 417,116	£ 517,944		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The main building had a major re-modelling, external and internal refurbishment in 2011, the building is accordingly in very good condition. The back-log maintenance costs for this building include and primarily relate to external works for the whole Campus including various tarmac and paving repairs (£287k) works to boundaries (£5k), steps and ramps (£3k). There are local works required to roofs (£6k) and windows (£6k). The internal works budget primarily relates to an arbitrary budget for internal decoration (£420k) and the isolated misc. works to flooring (£2k) and doors (£3k). M&E works mainly relate to recovery of insulation both internal and external to heating, water and refrigeration systems that has been damaged or removed. (£12k).
02	The building is in fair to good condition. There are local works required to roofs (£6k) and cladding decor (£5k). The internal works budget primarily relates to an arbitrary allowance for internal decoration (£108k) and the isolated misc. works to flooring (£5k) and doors (£1k). There are however a more significant range of expected M&E works coming up, including life cycle replacement of electric switchboards (£35k), replacement lighting (£72k), radiators (£12k) and repairs to water and duct insulations (£6k),
03	The building is in fair condition. There are local works required to roofs (£8k), rooflight replacements (33k) and wall works/cladding decor (£6k). The internal works budget primarily relates to replacement ceilings (£32k), an arbitrary allowance for internal decoration (£24k) and flooring (£20k). There are a more significant range of expected M&E works coming up, including life cycle replacement of electric switchboards (£64k) and a new fire protective system (£26k).
04	The Stores building is basic in construction and is generally in good condition in terms of building fabric with minor local repairs (£1.5k). The most significant items by far are M&E related some of which are safety. These include replacement fire protective system (£3.5k), emergency lighting (£1k), switchgear (£3k) and water heater replacement (£500).
05	This Store building is domestic garage scale and very basic in construction, the only works are minor external fabric maintenance at less than £1k.
06	
07	
08	
General Notes:	The Campus main buildings.01. and parts of the PE block .02. were significantly altered and refurbished in 2011 as part of a £48m scheme

WORK REQUIRED - PRIORITY CRITERIA	
LOW	Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
MEDIUM	Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
HIGH	Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
VERY HIGH	Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
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SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p> <p>Professionals Fees and VAT are not included.</p>

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The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS



for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: DUNDEE & ANGUS

CAMPUS: KINGSWAY

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : DUNDEE & ANGUS	MAMG CONSULTANCY Copyright © 2017 MAMG Consultancy	MAIN BUILDING	
	CAMPUS : KINGSWAY			
DETAILS	Address: St No. (if any): Street: Old Glamis Road Town: Dundee Island: MAINLAND Post Code: DD3 8LE	Approx Total Gross Internal area : 22,890 Date ranges of Construction : 1963 - 2001		
	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)			

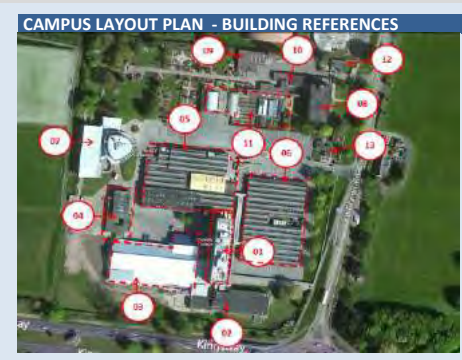
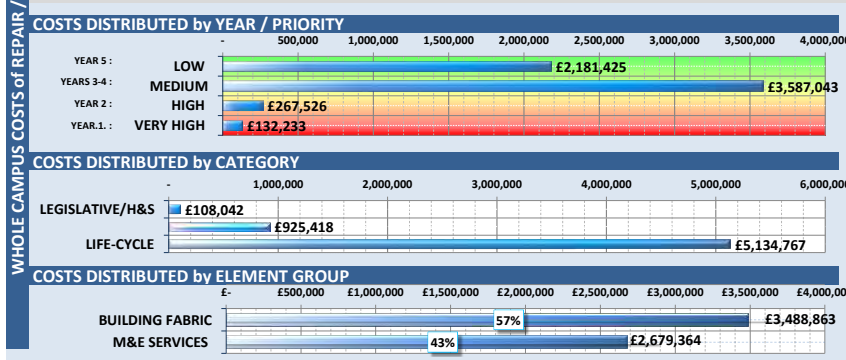
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL	£/m2	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR
			A	B	C	D			YEAR.1	YEAR.2	YEARS 3-4	YEAR.5. +		
			VERY HIGH	HIGH	MEDIUM	LOW								
01	Tower	C	11	68	19	2	£ 3,496,002	£ 525	£ 59,400	£ 160,032	£ 1,562,010	£ 1,714,560		
02	Library	C	6	64	25	5	£ 827,580	£ 331	£ 23,100	£ 60,600	£ 382,680	£ 361,200		
03	Catering Block	B	7	93	0	0	£ 90,624	£ 45	-	£ 1,200	£ 89,424	£ -		
04	Gym Block	B	14	81	5	0	£ 67,741	£ 142	£ 14,040	£ 7,524	£ 46,177	£ -		
05	Construction Block	B	18	80	2	0	£ 334,260	£ 101	£ 11,490	£ 22,062	£ 300,708	£ -		
06	Engineering Block	C	5	73	18	4	£ 617,080	£ 204	£ 6,750	£ 1,860	£ 579,478	£ 28,992		
07	Space conf. venue	B	5	93	1	1	£ 148,422	£ 70	£ 2,880	-	£ 145,542	£ -		
08	Science Annex	C	10	66	21	3	£ 402,381	£ 288	£ 600	£ 10,445	£ 364,072	£ 27,264		
09	Motor Trades	C	5	65	26	4	£ 49,889	£ 166	£ 2,609	-	£ 46,080	£ 1,200		
10	Horticulture	C	6	69	22	3	£ 77,080	£ 132	-	£ 3,803	£ 31,788	£ 41,489		
11	Polytunnels & Greenhouses	C	2	56	37	5	£ 31,020	£ 62	£ 600	-	£ 23,700	£ 6,720		
12	Gatehouse North	B	7	93	0	0	£ 3,912	£ 52	-	-	£ 3,912	£ -		
13	Gatehouse South	C	11	50	20	19	£ 22,236	£ 296	£ 10,764	-	£ 11,472	£ -		
14														
15														
16														
17														
18														
19														
20														
TOTALS *						£ 6,168,227	£ 269.47	£ 132,233	£ 267,526	£ 3,587,043	£ 2,181,425			

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Costs include all grounds for the campus with significant re-surfacing of car parks and repairs paving areas and boundary walls and fencing soon to be necessary (£335k). The building dates from 1963 and incorporates main campus reception and is joined to the Library and Catering blocks. While in fair to good condition internally, external fabric renewals that should be anticipated are significant and include circa £2m related to walling/cladding and windows. It was however re-roofed in 2013. Internally the most significant cost is cyclic decoration (£225k). M&E budgets include allowances mainly for power and lighting (£105k) and water and heating systems (£892k).
02	The Library is similar to the Tower in age and condition attributes with significant items including external fabric repairs and renewals (£247k), internal decoration (£46k). M&E budgets include allowances mainly for water and heating systems (£530k).
03	The catering block has been over-roofed in 2011 with a pitched roof, and significantly refurbished in recent times and is in good condition with only general minor repairs and renewals required. The most significant item is an allowance for internal decoration in year.5. (£67k)
04	The Gym block was constructed circa 1963 and is in fair condition although immediate actions are required on a number of issues incl. external walling repairs, (£5k) and work to fascia and soffits (£3k). Internally the main cost is decoration (£24k). M&E replacements are more significant and include lighting and power (£12k) and heating (£11k)
05	Dating from 1963 typical low rise workshop buildings of multi-bay north-light factory style, a covered but open sided walkway links to the Tower. Accommodation provided includes primarily workshops and classrooms. The buildings are in fair to poor condition with significant anticipated costs relating to external fabric repairs and renewals (£33k), internal decoration (£110k) and flooring finishes (£70k). M&E budgets include allowances for power and lighting renewals (£98k) and water systems (£22k).
06	Very similar to the Construction block and dating from 1963 The most significant external fabric item is work to the rooflights (£33k) and local flat roofing (£16k), with internal decoration budget (£101k). M&E budgets include allowances for power and lighting renewals (£184k) and water and heating systems (£215k).
07	The Space conference venue was constructed in 2001 and is generally in good condition. Works budgeted are generally of a local repairs and maintenance nature and include those to external walls and cladding (£4k), windows and doors (£8k) and roofing (£12k). Internally, decoration (£81k) and floor finishes (£42k). There are no significant M&E items.
08	The building dates from 1963 and is fair to good condition internally. External fabric renewals that should be anticipated include circa £22k for external fabric. Internally the most significant cost is cyclic decoration (£54k). M&E is dated and budgets include allowances mainly for power and lighting (£118k) and water and heating systems (£178k).
09	The building dates from 1963 and is in fair condition. External fabric renewals that should be anticipated include circa £3k for external fabric. Internally the most significant cost is cyclic decoration (£11k), floor finishes (£7k). M&E is dated and budgets include allowances mainly for water and heating systems (£30k) and fans (£10k).
10	The building dates from 1963 and is in fair condition. External fabric renewals that should be anticipated include circa £5k for external fabric. Internally the most significant cost is cyclic decoration (£20k). M&E is dated and budgets include allowances mainly for water and heating systems (£52k).
11	The glasshouses and polytunnels are variable in condition. The main costs relate to repairs and later lifecycle replacement of the Polytunnel skins (£10k). M&E is however badly dated and budgets include allowances mainly for small power and lighting (£12k) water and heating systems (£8k).
12	The north Gatehouse is generally in well-maintained condition, with minor works relating to mainly internal decoration (£2k).
13	The south Gatehouse fabric is in fair condition however the M&E installation is in poor condition. Significant costs of £15k are attributed to lighting, power water and heating installations.
General Notes:	The older majority of the campus has been significantly refurbished in recent times, especially internally and roofs are also in fair to good condition. The majority of costs relate to life cycle replacement of dated M&E installations and the external walls/cladding and windows of the Tower.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p> <p>Professionals Fees and VAT are not included.</p>

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

4.7. EDINBURGH COLLEGE

FORTHSIDE

GRANTON

MARINE DRIVE (SUMMARY REPORT ONLY)

MIDLOTHIAN (SUMMARY REPORT ONLY)

MILTON ROAD

SIGHTHILL

BACK-LOG MAINTENANCE & CONDITION SURVEYS

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: EDINBURGH

CAMPUS: FORTHSIDE

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : EDINBURGH	<p>Copyright © 2017 MAMG Consultancy</p>	
	CAMPUS : FORTHSIDE		
ADDRESS:	St No. (if any): 36 Street: West Shore Road Town: Edinburgh Island: MAINLAND Post Code: EH5 1QG		
DETAILS	Approx Total Gross Internal area : 2,211 Date ranges of Construction : 1980	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)	

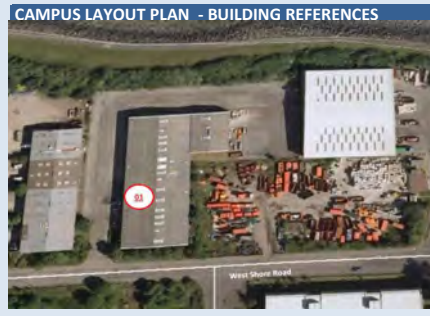
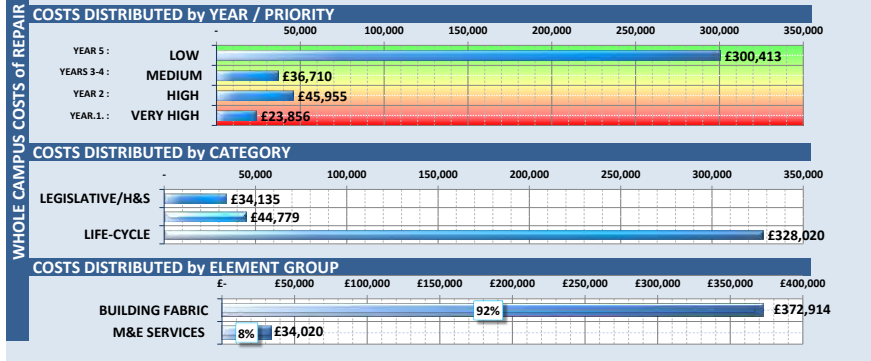
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR	
			A	B	C	D	BUILDING TOTAL	£/m2	YEAR 1. VERY HIGH	YEAR 2. HIGH	YEARS 3-4 MEDIUM		YEAR 5. + LOW
							£	£	£	£	£		£
01	Main Building	B	8	80	4	8	£ 406,934	£ 184	£ 23,856	£ 45,955	£ 36,710	£ 300,413	
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TOTALS *							£ 406,934	£ 184.05	£ 23,856	£ 45,955	£ 36,710	£ 300,413	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The building is in fair condition. While large scale M&E systems and degrees of local area and cosmetic building fabric refurbishment have taken place between 2008 and 2015, the building fabric is starting to show its age and investment is required to address basic wind and weathertightness. The most significant item would be a provisional budget for full roof refurbishment towards the end of the 5 year look ahead (£195k), while immediate local roof and gutter works are also required (£15k). Some car park and boundary works required (£12k), work to cladding, windows and doors (£25k). Internally some elements have suffered due to water ingress and repairs are required (£5k), while budgets for decor are (£75k) and floor finishes (£8k). The most significant M&E Element is replacement fans (£25k).
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General Notes:	Warehouse unit, construction trades, major internal refurbishment in 2008 incl. M&E.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



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THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.
	No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.
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COPYRIGHT & INTELLECTUAL PROPERTY:	Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.
	Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.
	In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.
	Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.
	The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .
	Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.
	Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS



for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: EDINBURGH

CAMPUS: GRANTON (main campus)

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : EDINBURGH	<p>Copyright © 2017 MAMG Consultancy</p>	<p>MAIN BUILDING</p>
	CAMPUS : GRANTON (main camous)		
ADDRESS:	St No. (if any): 350 Street: Granton Road Town: Edinburgh Island: Mainland Post Code: EH5 1QE		
DETAILS	Approx Total Gross Internal area : 34,318 Date ranges of Construction : 1930 - 2006	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other	

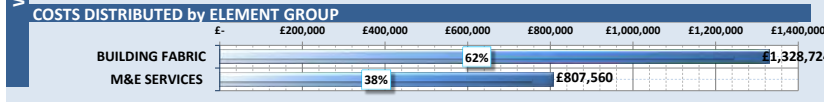
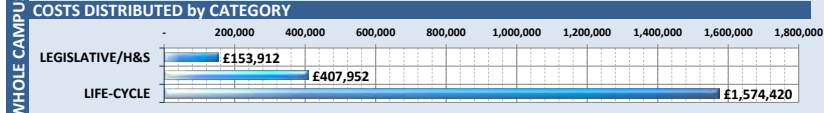
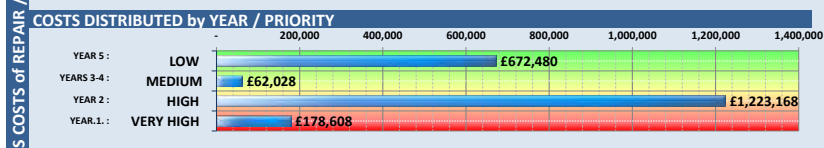
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL	£/m2	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*				RELATIVE INDICATOR
			A	B	C	D			YEAR 1.	YEAR 2.	YEARS 3-4	YEAR 5 +	
									VERY HIGH	HIGH	MEDIUM	LOW	
01	Main Building	B	6	88	2	4	£ 1,965,752	£ 64	£ 129,720	£ 1,146,704	£ 16,848	£ 672,480	
02	Multi-storey car park	B	9	74	16	1	£ 95,856	£ 26	£ 15,072	£ 67,344	£ 13,440	£ -	
03	Gate-House (not-in-use)	D	0	8	7	85	£ 74,676	£ 1,493	£ 33,816	£ 9,120	£ 31,740	£ -	
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TOTALS *							£2,136,284	£ 62.25	£ 178,608	£ 1,223,168	£ 62,028	£ 672,480	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

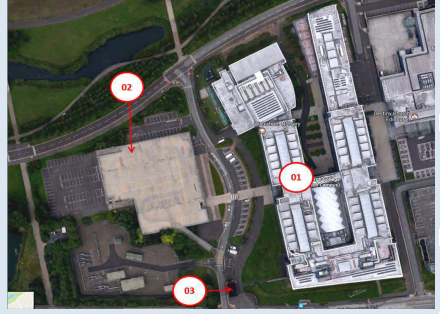
PLAN REF	KEY OBSERVATIONS (if any)
01	Generally well maintained. Primary costs relate to heating and hot water system control obsolescence (circa £770k) replacement of faulty external louvre shading (circa £240k) and arbitrary low priority budget for internal décor. (circa £672k)
02	Primary costs relate to decoration of the exposed structural steel frame (circa £60K)
03	Listed building and old gatehouse. It is currently boarded up and not-in-use and is in very poor condition. Complete and major external and internal refurbishment is required to recover its condition, make safe, wind & weathertight.
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General Notes:	Building.01. and 02. (car park) are relatively new and in good condition however there are some significantly high value earlier than normally anticipated replacement requirements on M&E installations to the main building.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



CAMPUS LAYOUT PLAN - BUILDING REFERENCES



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.
	No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.
	No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.
	Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.
	In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.
	Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.
	The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .
	Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.
	Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: EDINBURGH

CAMPUS: MARINE DRIVE

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : EDINBURGH	MAMG CONSULTANCY Copyright © 2017 MAMG Consultancy	MAIN BUILDING	
	CAMPUS : MARINE DRIVE			
DETAILS	Address: St No. (if any): 25 Street: Marine Drive Town: Edinburgh (Island): MAINLAND Post Code: EH4 5EJ	Approx Total Gross Internal area: 2,211 Date ranges of Construction: 1964 <small>(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose. If no area is given, none was provided in the source documentation)</small>		
	<small>(the above is only entered if discernable, no warranty given)</small>			

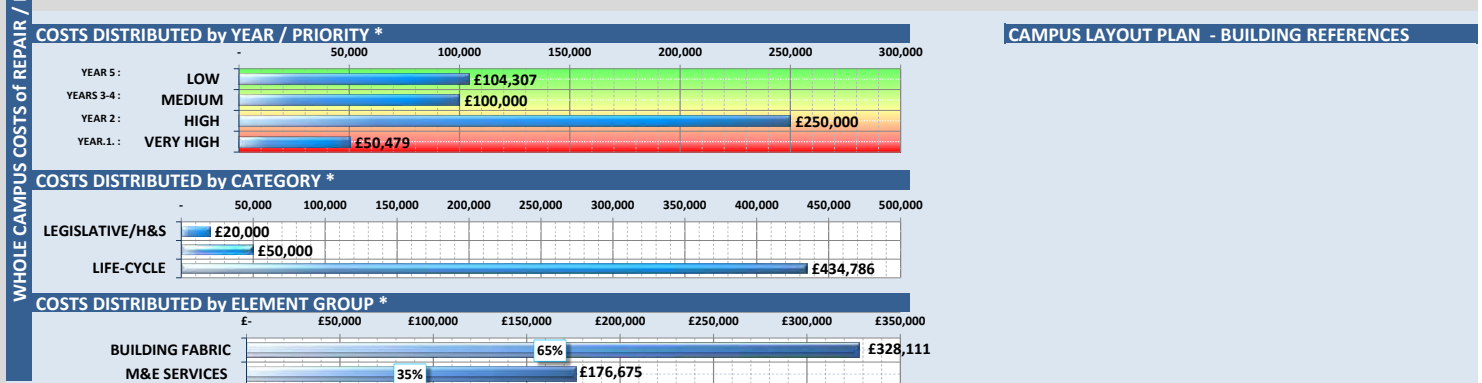
CAMPUS CONDITION & COST SUMMARY	PLAN REF	BUILDING NAMES	Only entered if reasonably discernable from 3rd party data					BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *					RELATIVE INDICATOR	
			AVERAGE CONDITION*	CONDITION SPREAD%**				BUILDING TOTAL	£/m2	YEAR 1. VERY HIGH	YEAR 2. HIGH	YEARS 3-4. MEDIUM		YEAR 5. + LOW
				A	B	C	D							
	01	Main Building	C	0	65	25	10	£ 504,786	£ 228	£ 50,479	£ 250,000	£ 100,000	£ 104,307	
	02													
	03													
	04													
	05													
	06													
	07													
	08													
	09													
	10													
	11													
	12													
	13													
	14													
	15													
	16													
	17													
	18													
	19													
	20													
TOTALS *							£ 504,786	£ 228.31	£ 50,479	£ 250,000	£ 100,000	£ 104,307		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

NOTES	PLAN REF	KEY OBSERVATIONS (if any)
		01
	02	
	03	
	04	
	05	
	06	
	07	
	08	
	General Notes:	Sports Teaching facility

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



*** Important Notes:** This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations, Terms & Conditions.

DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" for the provision of data in these reports were appointed by the respective Colleges, in the case of this Campus the original Surveyors were: XXXXX
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF ORIGINAL SURVEY :	XXXXXXX
SOURCE & USE OF DATA:	<p>This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations,</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date,compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p>

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.

Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original source data collection data inclusions or exclusions. These can be further adjusted by the Estates Department to preference on a building by building basis.

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The original Survey will have been non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors would not therefore accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will likely have been inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not inspected.

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: EDINBURGH

CAMPUS: MIDLOTHIAN

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : EDINBURGH	<p>Copyright © 2017 MAMG Consultancy</p>	<p>MAIN BUILDING</p>
	CAMPUS : MIDLOTHIAN		
ADDRESS:	St No. (if any): 46 Street: Dalhousie Road Town: EDINBURGH (Island): MAINLAND Post Code: EH22 3FR		

DETAILS	Approx Total Gross Internal area	8,060	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose. If no area is given, none was provided in the source documentation)
	Date ranges of Construction :	2008 <small>(the above is only entered if discernable, no warranty given)</small>	

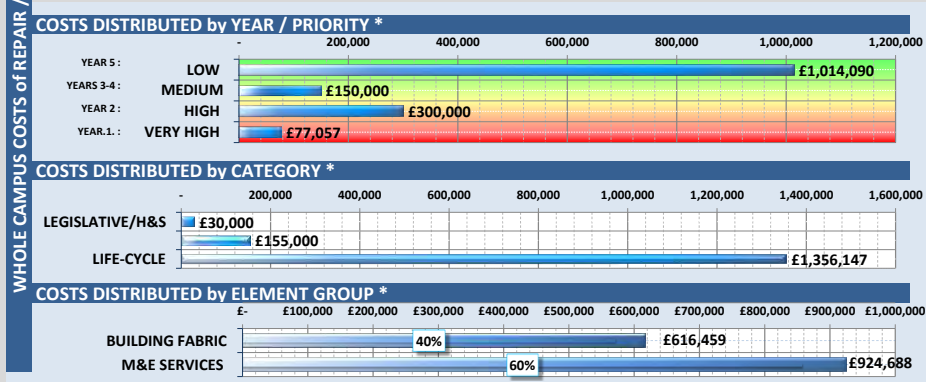
CAMPUS CONDITION & COST SUMMARY	PLAN REF	BUILDING NAMES	Only entered if reasonably discernable from 3rd party data					BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT)*					RELATIVE INDICATOR	
			AVERAGE CONDITION*	CONDITION SPREAD%**				BUILDING TOTAL	£/m2	YEAR 1. VERY HIGH	YEAR 2. HIGH	YEARS 3-4 MEDIUM		YEAR 5. + LOW
			A	B	C	D								
	01	Main Building	A	30	60	10	0	£ 1,541,147	£ 191	£ 77,057	£ 300,000	£ 150,000	£ 1,014,090	
	02													
	03													
	04													
	05													
	06													
	07													
	08													
	09													
	10													
	11													
	12													
	13													
	14													
	15													
	16													
	17													
	18													
	19													
	20													
							TOTALS *	£ 1,541,147	£ 191.21	£ 77,057	£ 300,000	£ 150,000	£ 1,014,090	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

NOTES	PLAN REF	KEY OBSERVATIONS (if any)
		01
	02	
	03	
	04	
	05	
	06	
	General Notes:	

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



*** Important Notes:** This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations, Terms & Conditions.

DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" for the provision of data in these reports were appointed by the respective Colleges, in the case of this Campus the original Surveyors were: XXXXX
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF ORIGINAL SURVEY :	XXXXXXX
SOURCE & USE OF DATA:	<p>This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant that works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations,</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date,compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p>

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.

Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original source data collection data inclusions or exclusions. These can be further adjusted by the Estates Department to preference on a building by building basis.

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The original Survey will have been non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors would not therefore accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will likely have been inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not inspected.

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS



for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: EDINBURGH

CAMPUS: MILTON ROAD

JUNE 2017

- 1 - **WHOLE CAMPUS CONDITION SUMMARY**
- 2 - **SURVEY SCOPE & LIMITATIONS**
- 3 - **INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : EDINBURGH	<p>Copyright © 2017 MAMG Consultancy</p>	<p>MAIN BUILDING</p>
	CAMPUS : MILTON ROAD		
ADDRESS:	St No. (if any): 24 Street: Milton Road East Town: Edinburgh (Island): Post Code: EH15 2PP		

DETAILS	Approx Total Gross Internal area : 13,505	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)
	Date ranges of Construction : 1978 - 2015	

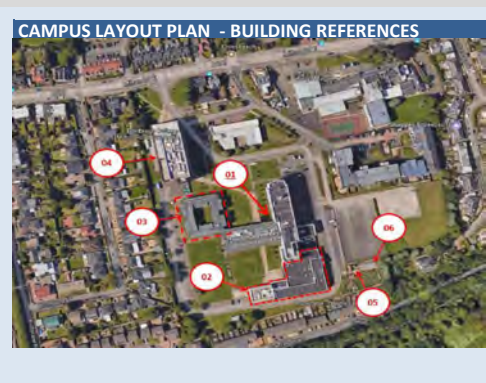
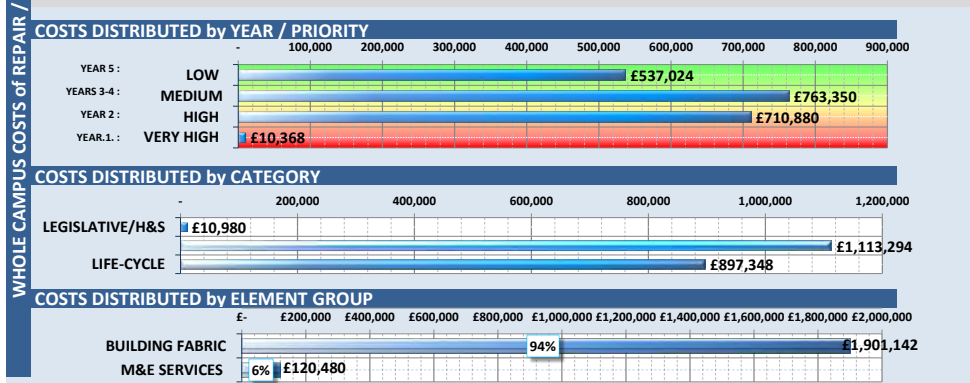
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL	£/m2	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*				RELATIVE INDICATOR
			A	B	C	D			YEAR 1	YEAR 2	YEARS 3-4	YEAR 5 +	
									VERY HIGH	HIGH	MEDIUM	LOW	
01	Bolam House	C	2	85	6	7	£ 1,029,696	£ 245	£ 1,200	£ 391,320	£ 450,408	£ 186,768	
02	CRE:8	B	12	83	3	2	£ 213,624	£ 85	£ 7,440	£ 9,240	£ 70,704	£ 126,240	
03	Accommodation	B	7	83	5	5	£ 509,160	£ 318	£ 1,728	£ 284,400	£ 171,192	£ 51,840	
04	The Club	B	6	89	2	3	£ 266,706	£ 52	£ -	£ 25,920	£ 71,046	£ 169,740	
05	Chalet	B	37	63	0	0	£ 804	£ 54	£ -	£ -	£ -	£ 804	
06	Polytunnel	B	25	75	0	0	£ 1,632	£ 33	£ -	£ -	£ -	£ 1,632	
07													
08													
09													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
TOTALS *						£2,021,622	£ 149.69	£ 10,368	£ 710,880	£ 763,350	£ 537,024		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Generally the property is in fair to poor condition with significant elements now approaching a state of dis-repair. External areas are in fair condition, repair works are required to external grounds (£19k), significant external repairs are required incl. roof (£125k) and external elevations (£619k). Internal fabric is generally fair with minor works being required mainly associated with replacement floor coverings and redecoration (£253k). Costs associated with M&E items mainly relate to Ventilation/ AC (£7k) and Electrical works (£4k).
02	Generally the property is in fair to good condition. External areas are in fair condition, repair works are required to Roof (£24k) and external elevations (£75k). Internal fabric is generally fair with minor works being required mainly associated with replacement floor coverings and redecoration (£76k). Costs associated with M&E items mainly relate to Ventilation/ AC (£6k) and H & C Supplies (£4k).
03	Generally the property is in fair condition. External areas are in fair condition, repair works are required to Roof (£18k) and external elevations (£351k). Internal fabric is generally fair with minor works being required mainly associated with replacement floor coverings and redecoration (£98k). Costs associated with M&E items mainly relate to Electrical (£40k).
04	External areas are in fair condition, repair works are required to Roofs (£15k). The internal works budget primarily relates internal fabric repairs and decoration (£225k). Costs associated with M&E items mainly relate to Ventilation (£21k) and Heating (£5k).
05	Lifecycle works should be planned to Roofs (£400) and external fabric repairs (£400)
06	Lifecycle renewal of the polytunnel skin should be planned for (£1600)
07	
08	
General Notes:	Following a major campus development and refurbishment in 2008, generally the Campus buildings are in good condition. There are however a number of significant building fabric external elements on the older assets that are at the stage further significant element renewals or repairs are required to sustain at Condition.B. This mainly applies to Bolam House and the Accommodation Block. (Mouldsdale House which is adjacent to the Campus is owned by RNIB, the College rents some space however we were instructed this did not form part of the Colleges maintained assets and it has therefore been excluded)

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p> <p>Professionals Fees and VAT are not included.</p>

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS



for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: EDINBURGH

CAMPUS: SIGHTHILL

JUNE 2017

- 1 - **WHOLE CAMPUS CONDITION SUMMARY**
- 2 - **SURVEY SCOPE & LIMITATIONS**
- 3 - **INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

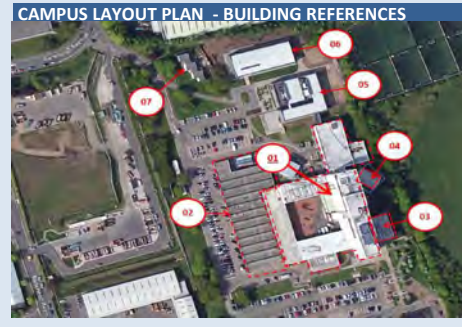
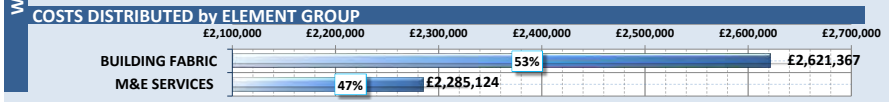
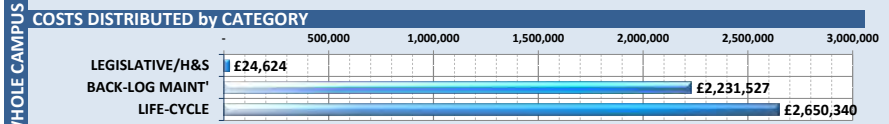
IDENTIFICATION	COLLEGE : EDINBURGH	
	CAMPUS : SIGHTHILL	
DETAILS	St No. (if any):	
	Street:	
Town:		
Island:		
Post Code:		
Approx Total Gross Internal area : 17,932 Date ranges of Construction : 1975-2011		(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)

PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL	£/m2	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*				RELATIVE INDICATOR
			A	B	C	D			YEAR 1: VERY HIGH	YEAR 2: HIGH	YEARS 3-4: MEDIUM	YEAR 5: + LOW	
01	Tower	C	10	68	21	1	£ 3,096,512	£ 267	£ 311,376	£ 803,774	£ 1,031,880	£ 949,482	
02	Workshops	C	2	51	39	8	£ 1,596,564	£ 654	£ 641,640	£ 48,787	£ 859,289	£ 46,848	
03	Commercial Suite	B	14	84	2	0	£ 58,440	£ 84	£ 23,633	£ 27,216	£ 4,800	£ 2,791	
04	SMT	B	29	70	1	0	£ 9,642	£ 64	£ -	£ -	£ 5,112	£ 4,530	
05	Music Box	B	28	96	0	0	£ 101,467	£ 55	£ 3,600	£ 10,867	£ 960	£ 86,040	
06	Sports Hall	A	43	57	0	0	£ 43,866	£ 37	£ 1,440	£ 1,320	£ -	£ 41,106	
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* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.						TOTALS *	£4,906,491	£ 273.62	£ 981,689	£ 891,964	£ 1,902,041	£ 1,130,797	

PLAN REF	KEY OBSERVATIONS (if any)
01	External areas are in fair to poor condition, significant works anticipated to external grounds (£341k). Generally the property is in fair to poor condition, External Fabric (£6k) Roofs (£487k). Internal fabric is generally fair with significant works being required mainly associated with the replacement floor coverings and redecoration (£760k) and sanitaryware (£13k). Costs associated with M&E items mainly relate to Electrical (£349K), Ventilation/ AC (£12K) and Drainage (£345K), Alarms (£432k), Hot & Cold Services (£270k), LPHW (£48K), Heating (£30k).
02	Generally the property is in fair to poor condition with some significant whole building element lifecycle renewals anticipated. Works are required to External Fabric (£50k) Roofs (£633k). Internal fabric is generally fair with works being required mainly associated with the replacement floor coverings and redecoration (£117k). Costs associated with M&E items mainly relate to Electrical (£368K), Ventilation/ AC (£117K) and Drainage (£47K), Alarms (£432k), Heating (£199k).
03	The building is in fair condition. There are repairs required to the External Fabric (£3k). The internal works budget primarily relates internal fabric repairs and decoration (£50k). Costs associated with M&E items mainly relate to Ventilation/AC (£5k).
04	The building is in fair condition. The internal works budget primarily relates internal fabric repairs and decoration (£10k).
05	The building is in fair condition. The internal works budget primarily relates internal fabric repairs and decoration (£42k).
06	The building is relatively new and in good condition, the most significant item is allowance for cyclic decorations (£34k).
07	(Note that the houses are planned for demolition are were not surveyed)
08	
General Notes:	There have been a number of significant newer extensions to the Tower/Workshops in recent years and while they are in good condition, the original assets are now at a stage where significant medium term lifecycle renewals are anticipated as noted above. Recent history of major works includes: 1998 Campus redevelopment project – external fabric cladding/windows renewed; 2005- Campus redevelopment project – full refurbishment of electrical services in Tower; 2011 – North Atrium extension incl. new Reception, Student Services, coffee shop ,offices and main corridor added and Library refurbishment.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
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THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p> <p>Professionals Fees and VAT are not included.</p>

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

4.8. FIFE COLLEGE

COWDENBEATH – NOT SURVEYED AS FORMALLY LEASED AND NOW VACATED

HALBEATH, DUNFERMLINE

PRIORY – NOT SURVEYED AS CAMPUS SOLD IN MARCH 2017

LEVENMOUTH

METHYL DOCKS – NOT SURVEYED AS FORMALLY LEASED AND NOW VACATED

ROSYTH DOCKS

ROSYTH ROBERT PURVIS HOUSE – NOT SURVEYED AS BUILDING SOLD IN MAY 2017

ST BRYCEDALE, KIRCALDY

STENTON

VIEWFIELD

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** FIFE**CAMPUS:** HALBEATH

JUNE 2017

- 1 - **WHOLE CAMPUS CONDITION SUMMARY**
- 2 - **SURVEY SCOPE & LIMITATIONS**
- 3 - **INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : FIFE	<p>Copyright © 2017 MAMG Consultancy</p>	<p>MAIN BUILDING</p>
	CAMPUS : HALBEATH		
ADDRESS:	St No. (if any): Street: Pittsburgh Road Town: Dunfermline (Island): Post Code: KY11 8DY		

DETAILS	Approx Total Gross Internal area : 19,183	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)
	Date ranges of Construction : 1900-2004	

PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL	£/m2	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*				RELATIVE INDICATOR
			A	B	C	D			YEAR 1 VERY HIGH	YEAR 2 HIGH	YEARS 3-4 MEDIUM	YEAR 5+ LOW	
			£	£	£	£			£	£	£	£	
01	Main Building	C	6	56	32	6	£ 2,165,382	£ 217	£ 35,040	£ 67,320	£ 1,571,502	£ 491,520	
02	Avantech	C	8	50	33	9	£ 725,418	£ 363	£ 34,464	£ 54,120	£ 410,994	£ 225,840	
03	Aspire & Eco-Space	B	6	79	9	6	£ 145,182	£ 76	£ 11,634	£ 83,064	£ 32,304	£ 18,180	
04	Media Space	B	6	94	0	0	£ 36,029	£ 22	£ 3,120	£ 420	£ 13,320	£ 19,169	
05	Jewellery Workshop	B	0	88	5	7	£ 29,040	£ 387	£ 3,228	£ 2,160	£ 21,132	£ 2,520	
06	Jewellery Store	B	0	97	0	3	£ 3,000	£ 167	£ -	£ -	£ 720	£ 2,280	
07	FOD House	C	2	52	33	13	£ 467,076	£ 934	£ 10,800	£ 84,840	£ 338,898	£ 32,538	
08	Carnegie Conf. Catering	B	9	91	0	0	£ 27,223	£ 42	£ 1,440	£ -	£ -	£ 25,783	
09	Carnegie Conf. Centre	C	7	66	27	0	£ 314,165	£ 161	£ 6,176	£ 214,020	£ 21,600	£ 72,369	
10	CITB Workshops (not in use)	D	1	32	30	37	£ 168,835	£ 844	£ 73,195	£ 41,940	£ 50,400	£ 3,300	
11	Store	B	2	87	8	3	£ 10,793	£ 450	£ 8,040	£ -	£ -	£ 2,753	
12	Estates Garages	B	17	83	0	0	£ 1,536	£ 13	£ -	£ -	£ 1,176	£ 360	
13	Shed	B	0	100	0	0	£ 1,200	£ 80	£ -	£ -	£ -	£ 1,200	
14	Electrical Plant	B	0	93	0	7	£ 8,484	£ 236	£ 660	£ -	£ 4,704	£ 3,120	
15	Boiler Plant	B	8	91	0	1	£ 29,040	£ 363	£ 29,040	£ -	£ -	£ -	
16													
17													
18													
19													
20													
TOTALS *						£4,132,403	£ 215.42	£ 216,837	£ 547,884	£ 2,466,750	£ 900,932		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF KEY OBSERVATIONS (if any)

PLAN REF	KEY OBSERVATIONS (if any)
01*	The costs for this building include local areas of re-surfacing of car parks and paving in the grounds and work to boundary walling and fencing (£20k). The building itself originally dates from the 1970's and is a conglomerate of a 3 storey (ground + 2) tower type building, with 2 and single storey links. While a good measure of refurbishment has been carried out in recent years there are major elements that still require expenditure including building fabric : misc. walling, windows and doors (£40k), roofs (£280k); internal decoration (£86k), and washroom replacements (£30k). If the assets were to be retained, major M&E systems replacements would be required (£1.7m+)
02*	The Avantech building was completed in 1990, while in fair condition it is at an age where major full element renewals are anticipated. These include mainly M&E systems (£648k), with a smaller range of building fabric repairs (£77k)
03*	Aspire and Ecospace were constructed circa 2004 and are generally in good condition. Works anticipated relate to external fabric (£34k), internal fabric (£18k) and various M&E works (£92k).
04*	Single storey building constructed in 2000, generally in good condition. Works anticipated relate to external fabric (£8k), internal fabric (£28k) and various works to the hot water and heating systems (£10k).
05*	The jewellery workshop is approx. 100 years old, it has been completely reconfigured and opened up/returfished internally within last couple of years. Budgets allocated include £20k external fabric and £6k M&E.
06*	The jewellery store is like a single domestic garage in scale and requires minor maintenance sand cyclic works such as external decoration.
07*	FOD House at over 100 years old is a Listed building, it is generally poor condition externally and likelihood of significant concealed defects internally e.g. rot infestation to timbers. Pitched and flats roofs require complete overhaul/re-covering, along with rainwater goods. Serious cracking to stonework components, obvious differential settlement/structural movement in particular left side of frontage. Re-pointing will be required, and pocket stone facing repairs. Some chimneys appear unstable. Timber window frames widely decayed and warrant replacement, local frames close to failure and require immediate action to make-safe. Internally generally good presentable condition. Major capital expenditure required comprises approx. £273k building fabric and £194k M&E.
08*	The older part of the conference centre dates from the 1970's and offers the dining area/presentation hall and is generally in good condition having been re-roofed in recent years among other things. Significant items include mainly budget for decoration (£22k).
09*	The newer part of the conference centre dates to 1999. There are a range of minor external fabric repairs required, and internal cosmetic refurbishment (£86k) but major lifecycle replacements of M&E systems in particular are anticipated should the asset be retained incl. power and lightign (£110k), water systems (£55k) and fans (£50k).
10*	The CITB workshops have been mothballed and vacant for a number of years and are used for ad-hoc storage now and comprise a generally poorly constructed steel framed building with brick or block infill panels. All external envelope components in relatively poor condition, building has been over-roofed, but not weather tight. Gaps in external walling, damage to rainwater goods. Internally poorly finished and M&E systems are life expired. Significant expenditure is required to bring back into productive occupational use and extend life cycle.
11*	The store which is associated with the mothballed CITB workshop is in fair to poor condition. The main elements of budget relate to renewal of M&E installations (£8k)
12*	The Estates garage block dates from 1995 are a basic in construction. They were re-roofed in recent years and generally good condition with negligible spend required.
13*	The building comprises a large domestic scale shed and is in fair condition.
14*	The switchroom dates from 1970's and is in fair to good condition. Significant budgets relate to decayed doors (£4k) and potential cyclic replacement of the roof (£3k)
15*	The boiler plant house was new approx. 10 years ago and generally in good condition fabric wise. The main element of repair is potential replacement of 3 boilers (£29k).
General Notes:	* It should be noted as we understand it, that Fife College are in the process of building a new Campus to replace Halbeath and the existing assets are to be disposed of within a 3 - 5 year period. This strategy will have a major influence on the sensibility of expenditure in terms of catch-up on back-log maintenance and major lifecycle renewals. The items in our report take account of this and are rationalised to the extent that they do not include all works to all assets that would currently be envisaged to bring back to Condition.B. although they do provisionally include lifecycle for elements where wind and water-tightness, operational status or safety may still be significant risks within a 5 year look-ahead. Realistically the strategy would be to keep patching and repairing to the limit, while budgets provided offer a generous contingency within the look-ahead period to action some major issues should they be required.

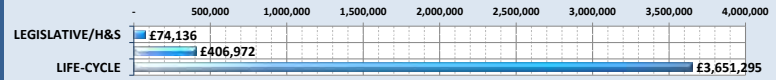
WORK REQUIRED - PRIORITY CRITERIA

LOW	Works recommended or prudent within a 5 year window , that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
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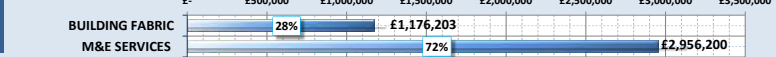
COSTS DISTRIBUTED by YEAR / PRIORITY



COSTS DISTRIBUTED by CATEGORY



COSTS DISTRIBUTED by ELEMENT GROUP



CAMPUS LAYOUT PLAN - BUILDING REFERENCES



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SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p> <p>Professionals Fees and VAT are not included.</p>

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

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The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: FIFE

CAMPUS: LEVENMOUTH

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : FIFE		
	CAMPUS : LEVENMOUTH		
ADDRESS:	St No. (if any):	Copyright © 2017 MAMG Consultancy	
	Street: Methilhaven Road		
	Town: Buckhaven		
	Island: MAINLAND		
	Post Code: KY8 1HL		
DETAILS	Approx Total Gross Internal area : 2,500	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other	
	Date ranges of Construction : 2016		

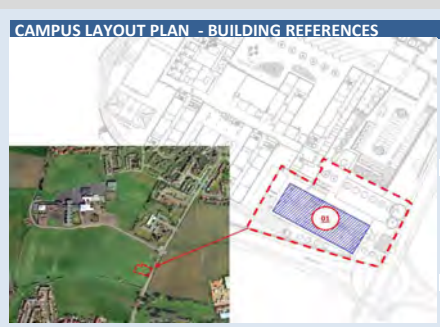
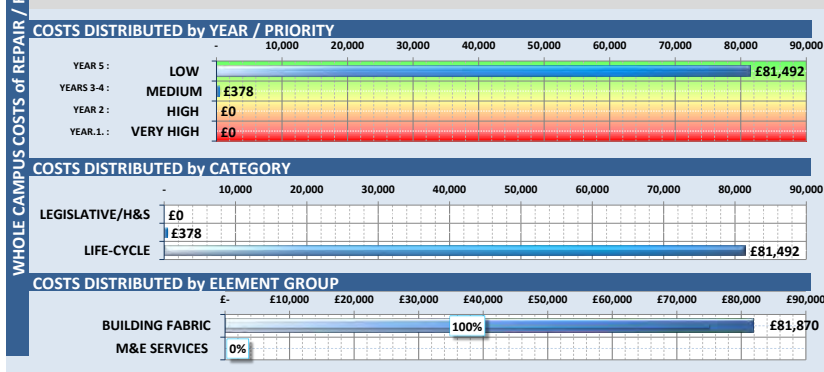
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR	
			A	B	C	D	TOTAL	£/m2	YEAR 1. VERY HIGH	YEAR 2. HIGH	YEARS 3-4 MEDIUM		YEAR 5. + LOW
			01	Main Building	A	94	0	0	6	£ 81,870	£ 33		£ -
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TOTALS *							£ 81,870	£ 32.75	£ -	£ -	£ 378	£ 81,492	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	As should be expected the building is generally in as-new condition. The most significant cost item is an arbitrary allowance for redecoration of external render (£25k) and 50% redecoration towards the end of a 5 year period. (£54k). In terms of M&E, the solar photovoltaic system has completely failed, this is scored as a D for condition however as the building is barely 1 year old it is assumed this will be remedied under the defects liability and thus no costs have been allowed for repairs in this report.
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General Notes:	New building, formed within corner of site of newly constructed School.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
	<p>GENERAL : This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.</p>
	<p>THE "SURVEYORS": The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.</p>
	<p>THE "PROJECT MANAGER": The "Project Manager" is Gardiner & Theobald LLP.</p>
	<p>THE "ESTATE": The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)</p>
	<p>THE "USER": The "User" is Gardiner & Theobald and the Scottish Funding Council</p>
<p>INSTRUCTING PARTY ("USER"):</p>	<p>This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.</p>
<p>DATE(s) OF SURVEY :</p>	<p>March to July 2017</p>
<p>USE OF DATA:</p>	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
<p>ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:</p>	<p>Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate</p>
<p>COPYRIGHT & INTELLECTUAL PROPERTY:</p>	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
<p>THE DATABASE "ISSUER":</p>	<p>MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB</p>
<p>SCOPE OF SURVEY & LIMITATIONS:</p>	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p>

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

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BACK-LOG MAINTENANCE & CONDITION SURVEYS

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: FIFE

CAMPUS: ROSYTH

JUNE 2017

- 1 - **WHOLE CAMPUS CONDITION SUMMARY**
- 2 - **SURVEY SCOPE & LIMITATIONS**
- 3 - **INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

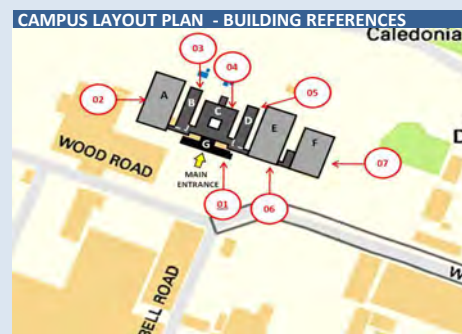
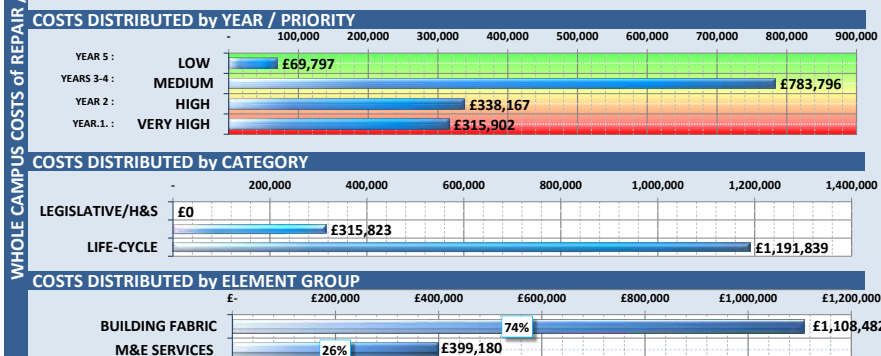
IDENTIFICATION	COLLEGE : FIFE	<p>Copyright © 2017 MAMG Consultancy</p>	
	CAMPUS : ROSYTH		
DETAILS	ADDRESS: St No. (if any): Street: Town: Island: Post Code:	Wood Road Rosyth MAINLAND KY11 2EA	
	Approx Total Gross Internal area : 6,038 Date ranges of Construction : 1960	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other	

PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL	£/m2	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*				RELATIVE INDICATOR
			A	B	C	D			YEAR 1: VERY HIGH	YEAR 2: HIGH	YEARS 3-4: MEDIUM	YEAR 5+: LOW	
01	Block.G. - Administration	C	9	71	16	4	£ 538,584	£ 683	£ 56,172	£ 61,298	£ 395,614	£ 25,500	
02	Block.A. - Workshops & Classrooms	B	12	76	7	5	£ 166,649	£ 141	£ 117,545	£ 15,984	£ 11,820	£ 21,300	
03	Block.B. - Workshops & Classrooms	B	13	75	8	4	£ 146,430	£ 314	£ 4,662	£ 6,180	£ 112,836	£ 22,752	
04	Block.C. - Workshops & Classrooms	C	10	70	14	6	£ 259,856	£ 300	£ 10,704	£ 85,138	£ 163,770	£ 245	
05	Block.D. - Workshops & Classrooms	B	12	79	9	0	£ 99,018	£ 212	£ 4,698	£ 22,200	£ 72,120	£ -	
06	Block.E. - Workshops & Classrooms	B	9	78	7	6	£ 126,106	£ 107	£ 61,046	£ 57,247	£ 7,812	£ -	
07	Block.F. - Workshops & Classrooms	C	7	72	14	7	£ 171,019	£ 154	£ 61,075	£ 90,120	£ 19,824	£ -	
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TOTALS *						£1,507,662	£ 249.70	£ 315,902	£ 338,167	£ 783,796	£ 69,797		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	This is the main reception and administration block for the Campus. Despite what the elevated costs show the building itself is in fair to good condition, it has had a good degree of external (suspect over-roof) and internal refurbishment. Approx. 50% of the costs attributed to this as the primary campus building, are those for re-surfacing the external car park areas which are in very poor condition (£316k), this would bring the building only costs down to approx. £281/m2. The precise liability for the car parking should be further clarified however as they are part of the gated Rosyth Docks and there may be a common shared charge for such elements. Significant Building Fabric costs include render repairs (£30k), washroom refurbishment (£24k), internal redecoration (£24k). M&E related high value items include life-cycle budget for replacement lighting (£65k), cold water systems (£24k), boilers and pumps (£34k) and refrigeration (£7k) which are aged.
02	The building is in fair to good condition internally including M&E systems, but poor condition externally. Significant budgets will be required to recover and maintain the building at Condition.B. within the next 5 years. These include allowances for most significantly new windows/glazing systems (£111k); walls, cladding and render works (£20k) and internal decoration (£22k). M&E budgets cover replacement heater blowers (£6k), fans (£2k) and cold water system repairs (£1.5k).
03	The building is in fair to good condition internally including M&E systems, but poor condition externally. Significant budgets will be required to recover and maintain the building at Condition.B. within the next 5 years. These include allowances for most significantly new windows/glazing systems (£45k); walls, cladding and render works (£22k), floor finishes (£4k), doors (£3k) and internal decoration (£13k). M&E budgets cover life cycle replacement lighting (£36k) and cold water system repairs (£13k).
04	The building is in fair condition internally, but poor condition externally. Significant budgets will be required to recover and maintain the building at Condition.B. within the next 5 years. These include allowances for most significantly new windows/glazing systems (£32k); walls, cladding and render works (£27k), floor finishes (£7k), doors (£8k), washrooms (£10k) and internal decoration (£31k). M&E budgets cover replacement lighting (£98k) and cold water system repairs (£36k).
05	The building is in fair to good condition overall. Significant budgets will be required to recover and maintain the building at Condition.B. within the next 5 years. These include allowances for walls, cladding and render works (£25k) and internal decoration (£15k) and work to doors (£5k). M&E budgets cover cold water system (£13k) and replacement lighting (£36k).
06	The building fabric is in fair condition internally, M&E systems are good, but it is in poor condition externally. Significant budgets will be required to recover and maintain the building at Condition.B. within the next 5 years. These include allowances for most significantly new windows/glazing systems (£45k); walls, cladding and render works (£14k), floor finishes (£38k) and internal decoration (£17k). M&E budgets cover replacement fans (£3k).
07	The building fabric is in fair condition internally, M&E systems are good, but it is in poor condition externally. Significant budgets will be required to recover and maintain the building at Condition.B. within the next 5 years. These include allowances for most significantly new windows/glazing systems (£58k); walls, cladding and render works (£21k), floor finishes (£25k) and internal decoration (£24k) and washroom refurbishment (£9k). M&E budgets mainly cover replacement fans (£18k).
08	
General Notes:	Buildings are located within the Rosyth docks compound and have been closely tied with the ship industry in terms of engineering skills, the workshops and classroom blocks A - F are leased from Babcock Marine. The buildings are in fair to good condition internally; the majority of budget costs relate to parking re-surfacing for the whole site, and external fabric which is in poor condition or dated in many aspects and includes repairs and replacement of windows, renders, cladding repairs or redecoration and some works to gutters and external doors.

WORK REQUIRED - PRIORITY CRITERIA	
LOW	Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
MEDIUM	Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
HIGH	Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
VERY HIGH	Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



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THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
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DATE(s) OF SURVEY :	March to July 2017
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COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p> <p>Professionals Fees and VAT are not included.</p>

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** FIFE**CAMPUS:** ST.BRYCEDALE (Kirkcaldy)

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : FIFE	<p>Copyright © 2017 MAMG Consultancy</p>	
	CAMPUS : ST. BRYCLEDALE (Kirkcaldy)		
DETAILS	ADDRESS: St No. (if any): Street: St Brycedale Avenue Town: Kirkcaldy Island: MAINLAND Post Code: KY1 1EX	Approx Total Gross Internal area : 12,163 Date ranges of Construction : 1926 / 2005	

(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)

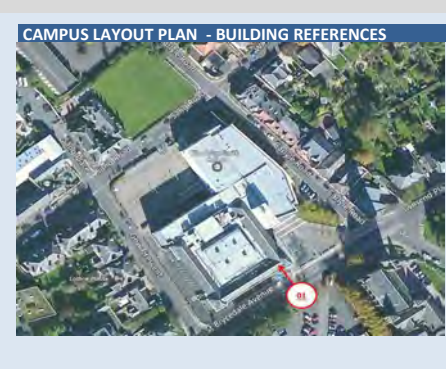
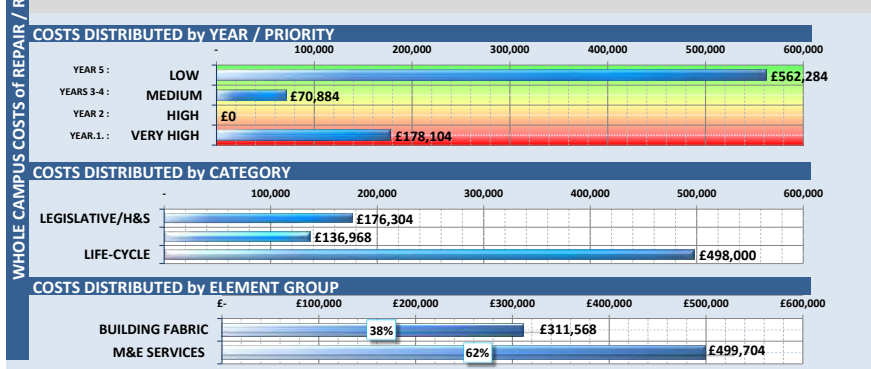
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR		
			A	B	C	D	BUILDING TOTAL	£/m2	YEAR 1: VERY HIGH	YEAR 2: HIGH	YEARS 3-4: MEDIUM		YEAR 5+: LOW	
			01	Quadrangle (as extended)	B	11	82	5	2	£ 811,272	£ 66		£ 178,104	£ -
02														
03														
04														
05														
06														
07														
08														
09														
10														
11														
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15														
16														
17														
18														
19														
20														
TOTALS *							£ 811,272	£ 66.70	£ 178,104	£ -	£ 70,884	£ 562,284		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The buildings are generally in good all-round condition, there has been a major internal decoration in 2015/17. Significant recommended external fabric repairs include car park relining (£7k), re-mastic to the older building windows and local re-pointing (£60k), decoration to external renders (£30k). Internally, budget for on-going decor (£180k) towards end of 5 year look-ahead, and local floor finishes (£21k). The most significant anticipated spend would be Lifecycle on M&E installations, which would include: AHU's (£264k), BEMS (£42k), Heating and fule stores (£15k). High priority works include repairs to Fire control panels (£1k), and CCTV replacement (£145k)
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General Notes:	Original Quadrangle building of circa. 1926 Listed, significantly extended on 2005.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.
	No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.
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	Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.
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The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

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The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** FIFE**CAMPUS:** STENTON (Glenrothes)

JUNE 2017

- 1 - **WHOLE CAMPUS CONDITION SUMMARY**
- 2 - **SURVEY SCOPE & LIMITATIONS**
- 3 - **INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : FIFE	
	CAMPUS : STENTON (Glenrothes)	
ADDRESS:	St No. (if any): Street: Stenton Road Town: Glenrothes (Island): Post Code: KY6 2RA	Copyright © 2017 MAMG Consultancy



Approx Total Gross Internal area : **18,886**
Date ranges of Construction : **1970 - 2011**

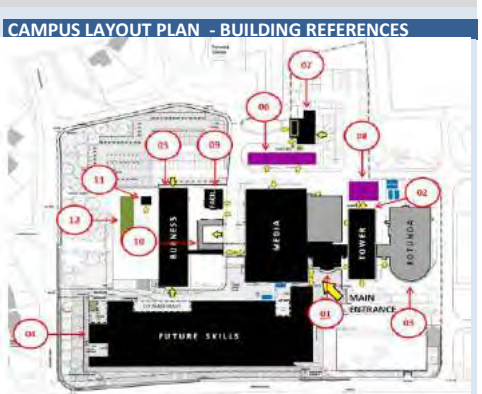
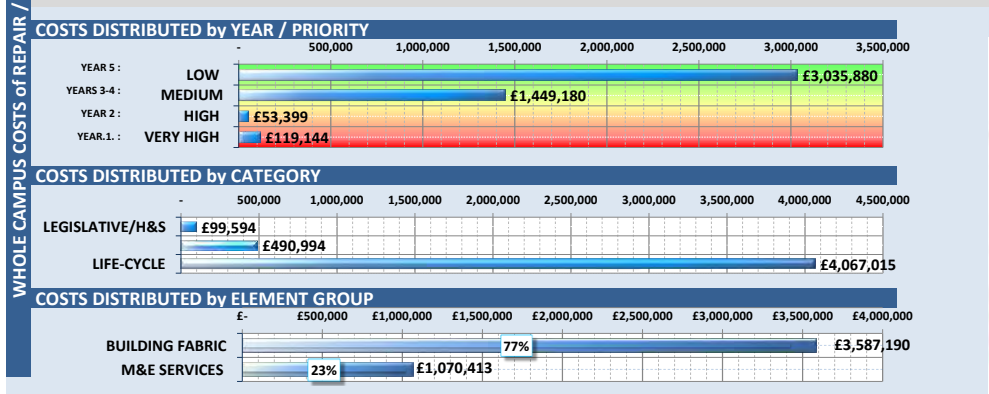
(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)

PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL	£/m2	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR
			A	B	C	D			YEAR 1. VERY HIGH	YEAR 2. HIGH	YEARS 3-4. MEDIUM	YEAR 5. +. LOW		
			01	Main/Arts	B	10			84	5	1	£ 520,482	£ 203	
02	Tower	C	11	67	18	4	£ 2,516,634	£ 971	£ 27,300	£ -	£ 287,982	£ 2,201,352		
03	Rotunda	B	12	80	8	0	£ 173,568	£ 145	£ -	£ 2,400	£ 27,168	£ 144,000		
04	Future skills	A	20	79	1	0	£ 574,324	£ 59	£ 6,990	£ -	£ 299,537	£ 267,797		
05	Burness	B	8	72	14	6	£ 405,530	£ 250	£ 23,580	£ -	£ 96,931	£ 285,019		
06	Huts (Classrooms)	C	2	69	24	5	£ 290,645	£ 807	£ 1,944	£ 22,805	£ 265,896	£ -		
07	Boiler House (Converted)	B	5	87	6	2	£ 59,796	£ 272	£ -	£ -	£ 31,296	£ 28,500		
08	Admin. Cabin	B	9	89	2	0	£ 33,180	£ 175	£ 1,440	£ 360	£ 12,000	£ 19,380		
09	Estates Office	B	4	69	27	0	£ 58,680	£ 489	£ 11,610	£ 17,070	£ 27,840	£ 2,160		
10	Estates Stores & Plant	B	11	75	9	5	£ 20,324	£ 113	£ 7,430	£ 7,320	£ 5,574	£ -		
11	Stores/Skills Building	B	27	73	0	0	£ 1,344	£ 27	£ -	£ 1,344	£ -	£ -		
12	Polytunnels	B	25	75	0	0	£ 3,096	£ 36	£ -	£ -	£ 624	£ 2,472		
13-20														
TOTALS *						£4,657,603	£ 246.62	£ 119,144	£ 53,399	£ 1,449,180	£ 3,035,880			

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Costs include all grounds for the campus with significant re-surfacing of car parks and repairs paving areas soon to be necessary (£256k). The building is 30+ years old, incorporates main campus reception at southwest corner of site, it has been extended circa. 15 years ago comprising modern radio and sound studios and is generally in good condition. Significant costs are allocated to cyclic internal decoration (£99k) and floor finishes (£42k). M&E budgets include allowances mainly for improved street lighting externally (£8k) and radiators internally (£85k).
02	The Tower dates from 1975 and was previously muted for demolition, it sits at the core of the Campus. The College have recently re-roofed the building although their longer term strategy may still be re-development. The budget costs include options of shorter term overhaul (£112k) and medium term new windows / re-cladding (£1.7m). Internal decoration accounts for £100k. Major M&E system renewals are also anticipated at £431k.
03	The Rotunda is approx. 30 years old and provides the principle canteen / dining / catering kitchen facilities and is generally in good condition. Works required are more of cyclic and local catch-up repair and maintenance with internal decoration £50k; M&E mainly includes boilers (£12k) and heating systems renewals (£98k).
04	The Future skills building is almost new and accordingly in good condition, it was built in 2011 and is the largest building on campus. Works required are generally of a local repair and maintenance basis with the largest costs attributable to cyclic decoration (£372k) and floor finishes (£163k).
05	The Burness building dates to 1980's and is in fair condition. Budgets have been allocated to roof repairs (£35k), internal decoration (£55k). On M&E elements significant renewals of heating, hot and cold water systems are anticipated (£283k) and fans / AC (£24k).
06	The Huts are temporary type buildings and are past end of their performance life. Major repairs and renewals coupled with limited ability to renew the structural life and improve performance mean that the expenditure provided may be better directed to complete replacement.
07	Most of the former boiler house has been converted into Student workshops and classrooms, and an estates store. While functional it is not ideal space. Works required relate to assumed replacement of roofing (£30k), overhauls to windows and doors (£11k), floor finishes (£8k) and hot and cold water systems (£11k).
08	The Admin cabin is only circa 12 years old and is still generally in good condition with costs mainly allocated to expected re-roofing (£19k) and decoration (£6k)
09	The Estates Offices are around 40 years old, significant repairs are required to the roof, brickwork and structural elements. Budgets are allocated to external fabric (£12k), roofs (£12k) and internal refurbishment (£13k). M&E items include replacement of dated systems mainly incl. power and lighting (£16k).
10	The stores and plantrooms are around 40 years old but in fair condition. Costs are mainly attributed to a range of minor repairs and maintenance (£14k) and lighting (£6k)
11	The (construction) Skills building is a project building and not actually occupied, only minor repairs and maintenance are required.
12	The Polytunnel costs include a budget for re-skinning as might reasonably be expected.
General Notes:	The campus includes one of the largest new buildings in the estate in the Future Skills building. Other key campus assets in terms of expenditure are the Tower in terms of long term strategic decision making vis refurb/redevelopment, while there are also a number of temporary type or converted buildings spread over the campus that are demanding high spends and may have limited long term performance life remaining or functional suitability.

WORK REQUIRED - PRIORITY CRITERIA	
LOW	Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
MEDIUM	Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
HIGH	Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
VERY HIGH	Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



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INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p> <p>Professionals Fees and VAT are not included.</p>

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** FIFE**CAMPUS:** VIEWFIELD (next to Stenton)

JUNE 2017

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : FIFE	
	CAMPUS : VIEWFIELD (next to Stenton)	
ADDRESS:	St No. (if any): 1 Street: Boston Road Town: Glenrothes (Island): MAINLAND Post Code: KY6 9E	Copyright © 2017 MAMG Consultancy



DETAILS	Approx Total Gross Internal area : 2,120	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other
	Date ranges of Construction : 1970 - 1995	

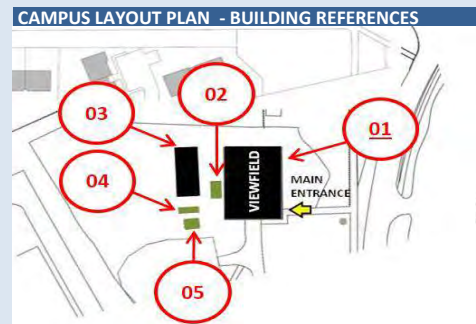
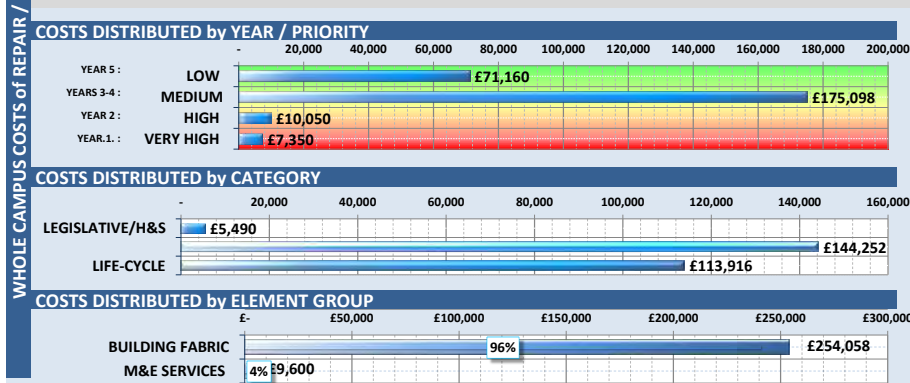
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL	£/m2	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR
			A	B	C	D			YEAR 1. VERY HIGH	YEAR 2. HIGH	YEARS 3-4 MEDIUM	YEAR 5. + LOW		
			9	87	5	0			£	£	£	£	£	
01	V1 Building	B	9	91	0	0	£ 213,012	£ 112	£ -	£ 4,290	£ 140,322	£ 68,400		
02	Boiler House	B	8	87	5	0	£ 6,792	£ 295	£ -	£ 360	£ 3,672	£ 2,760		
03	Garden & Joinery Workshops	C	7	54	24	15	£ 34,440	£ 215	£ 720	£ 5,400	£ 28,320	£ -		
04	Greenhouse	C	10	65	17	8	£ 1,500	£ 78	£ 900	£ -	£ 600	£ -		
05	Potting Shed	C	3	66	3	28	£ 7,914	£ 439	£ 5,730	£ -	£ 2,184	£ -		
06-19														
TOTALS *						£ 263,658	£ 124.37	£ 7,350	£ 10,050	£ 175,098	£ 71,160			

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Building internally refurbished in recent years and in good order inside, externals also so, e.g. high level wall over-cladding, new windows. The most significant sum relates to breaking up of the car park areas which will require re-surfacing (£105k), while there are some external paving and boundary repairs required (£7k). There are a range of minor external fabric repairs required (£6k). Internally the most significant budget is for redecoration (£68k) and floor finishes (£23k). There are no significant M&E works although refer to boiler room below.
02	The detached boiler house serves the V1 building. The most significant items are external fabric with replacement of decayed doors (£2k), repairs to cracking in the walls (£1.5k) and a provisional budget for replacing the flat roof towards the end of the 5 year cycle (£3k).
03	The building is in fair to poor condition with some significant work required to bring upto condition.B. Main items include new windows and security grilles (£11k), works to repair fascia and soffits (£3k), external doors (£1.5k). Internally the most significant items are decoration (£5.5k) and paint to flooring (£3.5k). Some M&E life cycle renewals should be anticipated including replacement lightign (£5.5k) and some water and drainage items (£2k).
04	The greenhouse is in fair condition, the most significant item is replacement of broken glazing. (£900).
05	The shed is in poor condition requiring new felt roof covering (£2.4k) repairs to the roof structure (£2.4k), gutters (£300), replacement of broken glazing (£600) and re-staining of the timber cladding (£1,200)
06-08	
General Notes:	Small campus adjacent to Stenton (main Campus)

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
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This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

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The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

4.9. FORTH VALLEY COLLEGE

FALKIRK - SUMMARY REPORT ONLY

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: FORTH VALLEY

CAMPUS: FALKIRK

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : FORTH VALLEY	 Copyright © 2017 MAMG Consultancy	MAIN BUILDING
	CAMPUS : MAIN & MIDDLEFIELD		
DETAILS	ADDRESS: St No. (if any): Street: Grangemouth Road Town: Falkirk F(land): MAINLAND Post Code: FK2 9AD	Approx Total Gross Internal area : 28,154 Date ranges of Construction : 1970 -2000 (* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose if no area is given, none was provided in the source documentation)	

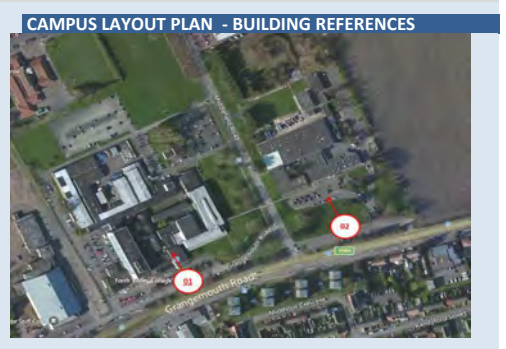
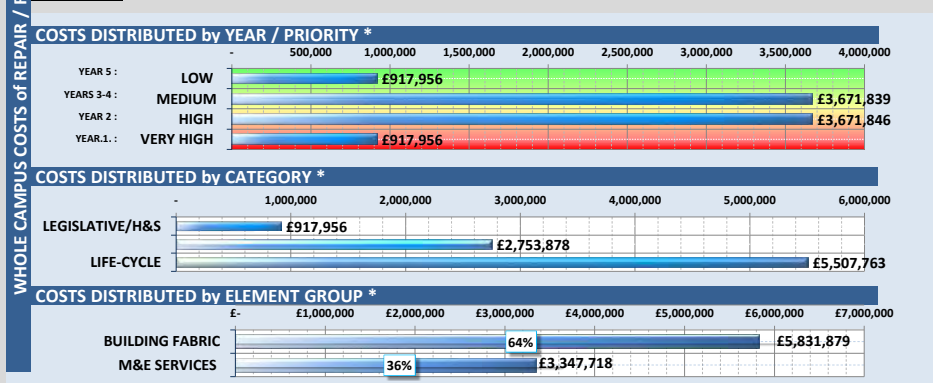
PLAN REF	BUILDING NAMES	Only entered if reasonably discernible from 3rd party data				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *					RELATIVE INDICATOR		
		AVERAGE CONDITION*	CONDITION SPREAD%*				BUILDING TOTAL	£/m2	YEAR.1.	YEAR.2.		YEARS 3-4	YEAR.5. +
		C	A	B	C	D	£	£	VERY HIGH	HIGH		MEDIUM	LOW
01	All building collation	C	0	68	18	14	£ 9,179,597	£ 326	£ 917,956	£ 3,671,846	£ 3,671,839	£ 917,956	
02													
03													
04													
05													
06													
07													
08													
09													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
TOTALS *							£ 9,179,597	£ 326.05	£ 917,956	£ 3,671,846	£ 3,671,839	£ 917,956	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The Middlefield campus has been mothballed for some time and is no longer fit for occupation. The Main campus is in fair condition overall with a wide range of building ages and conditions, some having been significantly refurbished in recent years. Costs and condition grading have been applied on an indicative spread based upon survey information provided by the College and updated to present day costs allowing for inflation. The College has otherwise already submitted a full business case for SMT approval to deliver evolution of the Grangemouth Rd Colleges Estate strategy which takes account of the severely dilapidated state and aged nature of a large volume of their assets and the demolition contract for the Middlefield campus has already been awarded.
02	
03	
04	
05	
06	
07	
08	
General Notes:	

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



*** Important Notes:** This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations, Terms & Conditions.

DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" for the provision of data in these reports were appointed by the respective Colleges, in the case of this Campus the original Surveyors were: XXXXX
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF ORIGINAL SURVEY :	XXXXXXX
SOURCE & USE OF DATA:	<p>This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations,</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date,compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below:</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B."i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p>

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.

Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original source data collection data inclusions or exclusions. These can be further adjusted by the Estates Department to preference on a building by building basis.

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The original Survey will have been non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors would not therefore accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will likely have been inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not inspected.

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

4.10. GLASGOW CLYDE COLLEGE

ANNIESLAND

LANGSIDE

CARDONALD

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: GLASGOW CLYDE

CAMPUS: ANNIESLAND

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : GLASGOW CLYDE	<p>Copyright © 2017 MAMG Consultancy</p>	<p>MAIN BUILDING</p>
	CAMPUS : ANNIESLAND		
DETAILS	ADDRESS: St No. (if any): 19 Street: Hatfield Drive Town: Glasgow (Island): MAINLAND Post Code: G12 0VE	Approx Total Gross Internal area : 16,350 Date ranges of Construction : 1950 / 2010 (main) (the above is only entered if discernable, no warranty given)	
	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose If no area is given, none was provided in the source documentation)		

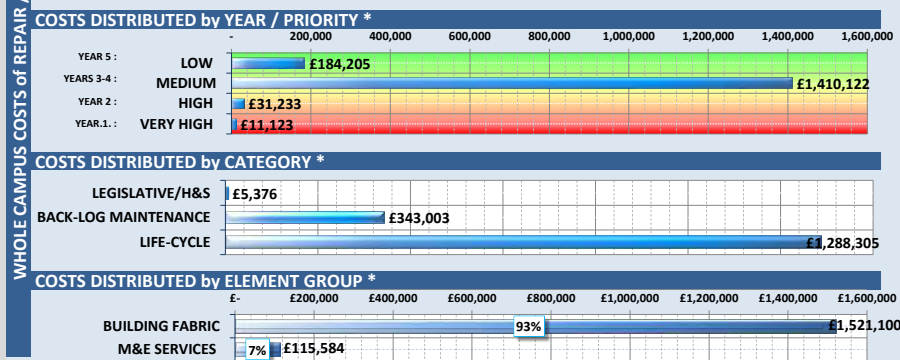
PLAN REF	BUILDING NAMES	Only entered if reasonably discernable from 3rd party data				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *					RELATIVE INDICATOR		
		AVERAGE CONDITION*	CONDITION SPREAD%*			BUILDING TOTAL	£/m2	YEAR 1	YEAR 2	YEARS 3-4		YEAR 5 +	
		A	B	C	D			VERY HIGH	HIGH	MEDIUM		LOW	
01	Main Building	B	0	99	1	0	£ 1,186,699	£ 74	£ 5,555	£ 4,545	£ 1,171,607	£ 4,992	
02	Ruchill Community Learning Centre	C	0	75	21	4	£ 449,984	£ 719	£ 5,568	£ 26,688	£ 238,515	£ 179,213	
03	Milton Resource Centre (demolished)	N/A	0	0	0	0	£ -	£ -	£ -	£ -	£ -	£ -	
04													
05													
06													
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19													
20													
TOTALS *							£ 1,636,683	£ 100.10	£ 11,123	£ 31,233	£ 1,410,122	£ 184,205	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The main building was new in 2010 and is expectedly in good all-round condition with the majority of items being normal cosmetic lifecycle replacements and a small number of adhoc local repairs. Works being required mainly associated with replacement floor coverings (£687k) and redecoration (£477k). Subject to abnormal failures, the reports show no major M&E works within the next 5 year period.
02	Ruchill Community Learning Centre is in poor condition with large scale full element building fabric and M&E replacement works required. External fabric (£80k), Roofs (£78k) and External Grounds (£29k). Internal fabric is generally fair with works being required mainly associated with replacement floor coverings and redecoration (£134k) and sanitaryware (£10k). Costs associated with M&E items mainly relate to Heating plant (£31k), Electrical (£23k), Alarms (£5k), H&C Supplies (£24k), Drainage (£9k) and Comms (£7k). The economics of the building in terms of long term suitability should be fully assessed before this measure of spend.
03	We understand that the Milton Resource Centre, which comprised several portacabins / modular buildings and was in very poor condition has been demolished - no costs or condition data are therefore included here.
04	
05	
06	
07	
08	
General Notes:	The College was surveyed by Capita in July 2014, costs have been uplifted by 8% to cover inflation to the present date. It is understood the the Milton Resource Centre has been demolished since the Capita report, therefore no costs or works are listed here.

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration in the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



* **Important Notes:** This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations, Terms & Conditions.

DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" for the provision of data in these reports were appointed by the respective Colleges, in the case of this Campus the original Surveyors were: XXXXX
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF ORIGINAL SURVEY :	XXXXXXX
SOURCE & USE OF DATA:	<p>This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations,</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date,compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
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THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B."i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p>

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

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No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

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This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

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Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: GLASGOW CLYDE

CAMPUS: CARDONALD

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : GLASGOW CLYDE	<p>Copyright © 2017 MAMG Consultancy</p>	
	CAMPUS : CARDONALD		
DETAILS	ADDRESS: St No. (if any): 690 Street: Mosspark Drive Town: Glasgow Island: MAINLAND Post Code: G52 3AY	Approx Total Gross Internal area : 27,279 Date ranges of Construction : 1970-2009 (* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose if no area is given, none was provided in the source documentation)	

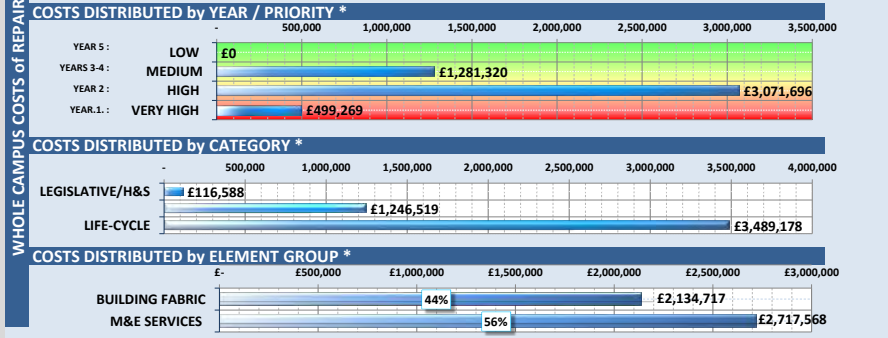
PLAN REF	BUILDING NAMES	Only entered if reasonably discernible from 3rd party data				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *					RELATIVE INDICATOR		
		AVERAGE CONDITION*	CONDITION SPREAD%*				BUILDING TOTAL	€/m2	YEAR.1	YEAR.2		YEARS 3-4	YEAR.5. +
			A	B	C	D			VERY HIGH	HIGH	MEDIUM	LOW	
01	Tower	C	16	60	21	3	£ 4,263,708	£ 215	£ 483,571	£ 2,894,365	£ 885,772	£ -	
02	Skills Centre	B	21	62	17	0	£ 494,198	£ 85	£ 5,824	£ 149,696	£ 338,678	£ -	
03	Business Centre	B	16	70	13	1	£ 33,157	£ 46	£ 4,626	£ 640	£ 27,891	£ -	
04	Nursery	B	26	66	8	0	£ 53,568	£ 66	£ 5,248	£ 20,467	£ 27,853	£ -	
05	Stores compound	B	11	74	15	0	£ 7,654	£ 96	£ -	£ 6,528	£ 1,126	£ -	
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TOTALS *							£ 4,852,285	£ 177.88	£ 499,269	£ 3,071,696	£ 1,281,320	£ -	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Generally the property is in fair condition and was originally constructed in the 1970's. External areas are in fair condition, repair works are required to External fabric (£47k), Roofs (£240k) and Structure (£2k). Internal fabric is generally fair with works being required mainly associated with replacement floor coverings and redecoration (£1.05M) and sanitaryware (£21k). Costs associated with M&E items mainly relate to Heating plant (£81k), Electrical (£247k), Ventilation (£500k), H&C Supplies (£130k), MPHW (£269k) and Heating (£81k).
02	Generally the property is in fair condition. Works are required to External fabric (£10k), Roofs (£4k). Internal fabric is generally fair with works being required mainly associated with replacement floor coverings and redecoration (£254k). Costs associated with M&E items mainly relate to Electrical (£8k), Ventilation (£2k), H&C Supplies (£4k).
03	Constructed circa. 2007, generally the property is in fair to good condition. Repair works are required to External fabric (£1k), Roofs (£2k). Internal fabric is generally fair with works being required mainly associated with replacement floor coverings and redecoration (£23k). Costs associated with M&E items mainly relate to Electrical (£1k), Alarms (£4k).
04	Constructed circa. 2007, generally the property is in fair to good condition. Repair works are required to External fabric (£4k). Internal fabric is generally fair with works being required mainly associated with replacement floor coverings and redecoration (£42k). Costs associated with M&E items mainly relate to Alarms (£5k).
05	Generally the property is in fair condition. External areas are in fair condition, repair works are required to External fabric (£2k) and roofs (£2k) Costs associated with M&E items mainly relate to Alarms (£3k).
06	External areas are in fair condition, repair works are required to Grounds (£289k). Costs associated with M&E items mainly relate to Drainage (£72k), Main services (£92k), Electrical (£10k).
07	
09	
10	
11	
12	
General Notes:	

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



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THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF ORIGINAL SURVEY :	XXXXXXX
SOURCE & USE OF DATA:	<p>This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations,</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date,compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
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COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below:</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B."i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p>

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.

Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original source data collection data inclusions or exclusions. These can be further adjusted by the Estates Department to preference on a building by building basis.

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The original Survey will have been non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors would not therefore accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will likely have been inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not inspected.

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection or the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: GLASGOW CLYDE

CAMPUS: LANGSIDE

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : GLASGOW CLYDE	 Copyright © 2017 MAMG Consultancy	 MAIN BUILDING
	CAMPUS : LANGSIDE		
DETAILS	ADDRESS: St No. (if any): 50 Street: Prospecthill Road Town: Glasgow (Island): MAINLAND Post Code: G42 9LB	Approx Total Gross Internal area : 12,314 Date ranges of Construction : 2000-2010 (* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose if no area is given, none was provided in the source documentation) (the above is only entered if discernable, no warranty given)	

PLAN REF	BUILDING NAMES	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *										RELATIVE INDICATOR	
		AVERAGE CONDITION*	CONDITION SPREAD%*				BUILDING TOTAL	£/m2	YEAR 1	YEAR 2	YEARS 3-4		YEAR 5, +
		A	B	C	D	£	£	VERY HIGH	HIGH	MEDIUM	LOW		£
01	Main Building	B	0	90	10	0	£ 1,245,814	£ 101	£ 33,178	£ 228,096	£ 815,644	£ 168,896	
02	Mary Stuart Building	B	0	95	5	0	£ 713,555	£ 434	£ 9,696	£ 20,531	£ 142,579	£ 540,749	
03	The Litehouse & Theatre	B	0	99	1	0	£ 493,120	£ 171	£ 65,152	£ 6,496	£ 133,197	£ 288,275	
04-20													
TOTALS *							£ 2,452,489	£ 199.16	£ 108,026	£ 255,123	£ 1,091,420	£ 997,920	

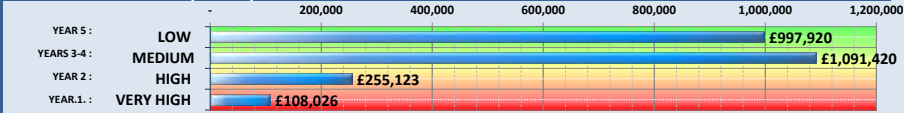
* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Constructed circa 2010, generally the property is in fair to good condition. External areas are in fair condition, repair works are required to external grounds (£196k). Internal fabric is generally fair with works being required mainly associated with the replacement floor coverings and redecoration (£802k). Costs associated with M&E items mainly relate to Main Services (£220K).
02	Generally the property is in fair condition. External areas are in fair condition, repair works are required to External fabric (£228k) and roof (£60k) external grounds (£13k). Internal fabric is generally fair with works being required mainly associated with replacement floor coverings and redecoration (£163k). Costs associated with M&E items mainly relate to Heating plant (£9k), Electrical (£164k), Fire Alarms (£11k), Comms (£8k) and Alarms (£49k).
03	Constructed circa 2010, generally the property is in fair to good condition. External areas are in fair condition, repair works are required to External fabric (£10k) and structure (£3k). Internal fabric is generally fair with works being required mainly associated with replacement floor coverings and redecoration (£225k). Costs associated with M&E items mainly relate to Heating plant (£71k), Electrical (£82k), Fire Alarms (£57k), H&C Supplies (£19k) and Heating (£71k).
04-08	
General Notes:	

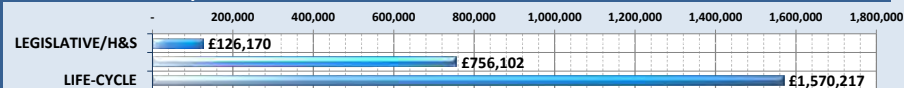
WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.

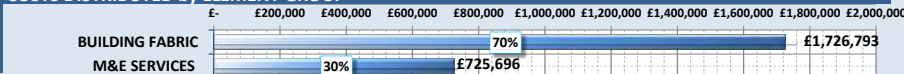
COSTS DISTRIBUTED by YEAR / PRIORITY *



COSTS DISTRIBUTED by CATEGORY *



COSTS DISTRIBUTED by ELEMENT GROUP *



CAMPUS LAYOUT PLAN - BUILDING REFERENCES



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The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.

Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original source data collection data inclusions or exclusions. These can be further adjusted by the Estates Department to preference on a building by building basis.

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The original Survey will have been non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors would not therefore accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will likely have been inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not inspected.

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

4.11. GLASGOW KELVIN COLLEGE

EAST END

EASTERHOUSE

SPRINGBURN

WEST END CAMPUS

BACK-LOG MAINTENANCE & CONDITION SURVEYS



for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: GLASGOW KELVIN

CAMPUS: EAST END

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : GLASGOW KELVIN	<p>Copyright © 2017 MAMG Consultancy</p>	<p>MAIN BUILDING</p>
	CAMPUS : EAST END		
DETAILS	ADDRESS: St No. (if any): 2 Street: Haghill Road Town: Glasgow Island: MAINLAND Post Code: G31 3SR		
	Approx Total Gross Internal area : 6,459 Date ranges of Construction : 2007	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)	

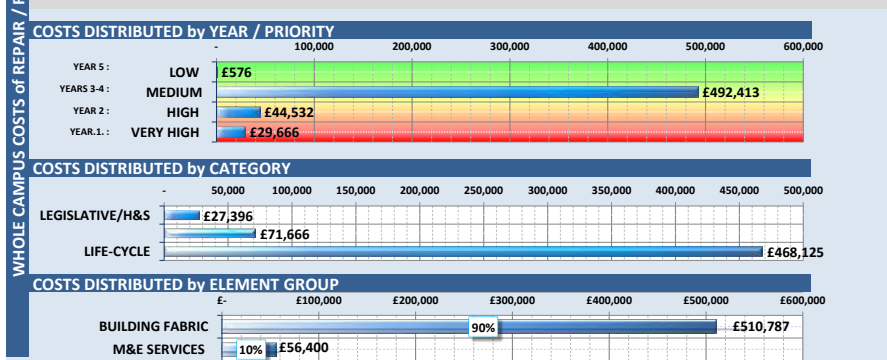
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR		
			A	B	C	D	BUILDING TOTAL	£/m2	YEAR 1: VERY HIGH	YEAR 2: HIGH	YEARS 3-4: MEDIUM		YEAR 5 +: LOW	
			01	Main Building	B	5	88	2	5	£ 567,187	£ 88		£ 29,666	£ 44,532
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TOTALS *							£ 567,187	£ 87.81	£ 29,666	£ 44,532	£ 492,413	£ 576		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Generally good condition, although wide range of building fabric maintenance and life cycle starting to arise, most n/e circa £10k; most significant Ext décor (circa £39k) & int décor (circa £280k) & flooring (circa £80k). Significant M&E incl. new BEMS (circa £42k) and Boiler maintenance (Circa £9k)
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General Notes:	The building is relatively new, most items coming up are of a cyclic nature with the building approaching 15 years old in this 5 year look-ahead.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.
	No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.
	No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.
	Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.
	In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.
	Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.
	The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .
	Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.
	Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS



for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: GLASGOW KELVIN

CAMPUS: EASTERHOUSE

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : GLASGOW KELVIN	<p>Copyright © 2017 MAMG Consultancy</p>	
	CAMPUS : EASTERHOUSE		
DETAILS	ADDRESS: St No. (if any): 1200 Street: Westerhouse Road Town: Glasgow Island: MAINLAND Post Code: G34 9HZ	Approx Total Gross Internal area : 4,771 Date ranges of Construction : 2001	
	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other		

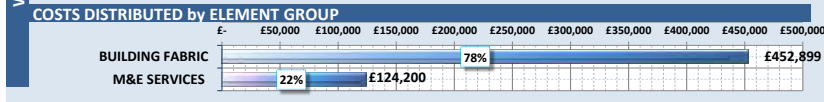
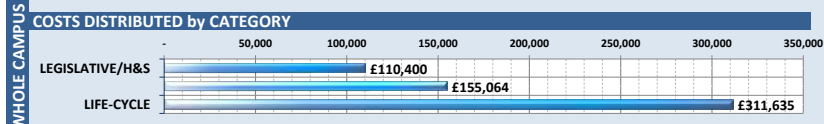
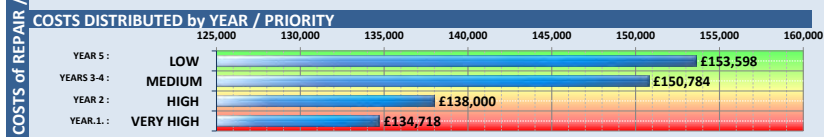
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR		
			A	B	C	D	BUILDING TOTAL	£/m2	YEAR 1: VERY HIGH	YEAR 2: HIGH	YEARS 3-4: MEDIUM		YEAR 5 +: LOW	
			01	Main Building	B	1	82	12	5	£ 577,099	£ 121		£ 134,718	£ 138,000
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TOTALS *							£ 577,099	£ 120.96	£ 134,718	£ 138,000	£ 150,784	£ 153,598		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Generally in good condition although some abnormal focus areas works required, subsidence (collective issues budget circa £65k) and roof issues (circa. £45k). Some significant M&E Life Cycle anticipated (circa. £100k) and décor (circa £200k)
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General Notes:	The building is approaching 16 years and will be 20 years in this lookahead such that significant repairs and renewals will be cycling through. There are also a number of abnormal defects in the building including subsidence, leaking roofs and issues with the renewable energy systems.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



CAMPUS LAYOUT PLAN - BUILDING REFERENCES



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
	<p>GENERAL : This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.</p>
	<p>THE "SURVEYORS": The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.</p>
	<p>THE "PROJECT MANAGER": The "Project Manager" is Gardiner & Theobald LLP.</p>
	<p>THE "ESTATE": The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)</p>
	<p>THE "USER": The "User" is Gardiner & Theobald and the Scottish Funding Council</p>
<p>INSTRUCTING PARTY ("USER"):</p>	<p>This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.</p>
<p>DATE(s) OF SURVEY :</p>	<p>March to July 2017</p>
<p>USE OF DATA:</p>	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
<p>ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:</p>	<p>Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate</p>
<p>COPYRIGHT & INTELLECTUAL PROPERTY:</p>	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p>
<p>THE DATABASE "ISSUER":</p>	<p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
<p>THE DATABASE "ISSUER":</p>	<p>MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB</p>
<p>SCOPE OF SURVEY & LIMITATIONS:</p>	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p>

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** **GLASGOW KELVIN****CAMPUS:** **SPRINGBURN**

JUNE 2017

- 1 - **WHOLE CAMPUS CONDITION SUMMARY**
- 2 - **SURVEY SCOPE & LIMITATIONS**
- 3 - **INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : GLASGOW KELVIN	
	CAMPUS : SPRINGBURN	
DETAILS	Address: St No. (if any): 123 Street: Flemington Street Town: Glasgow (Island): Lanarkshire Post Code: G21 4TD	Copyright © 2017 MAMG Consultancy
	Approx Total Gross Internal area : 20,130 Date ranges of Construction : 2008	

MAIN BUILDING

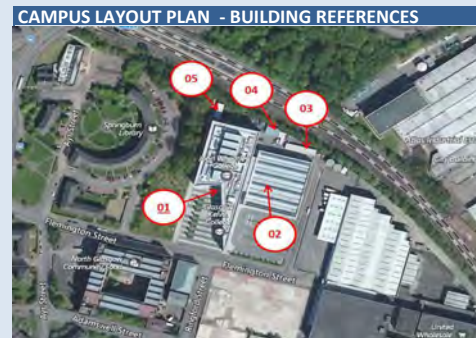
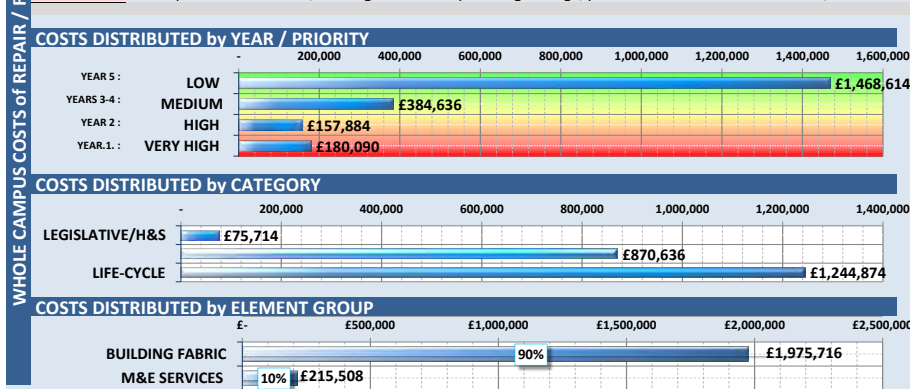
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL	£/m2	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*				RELATIVE INDICATOR
			A	B	C	D			YEAR 1. VERY HIGH	YEAR 2. HIGH	YEARS 3-4 MEDIUM	YEAR 5. + LOW	
01	Main Building	B	23	71	3	3	£ 1,781,346	£ 120	£ 83,460	£ 82,404	£ 380,976	£ 1,234,506	
02	Workshop	B	26	73	0	1	£ 388,836	£ 79	£ 96,630	£ 57,120	£ 3,660	£ 231,426	
03	Garages.1.	B	21	79	0	0	£ 5,754	£ 29	£ -	£ 5,520	£ -	£ 234	
04	Garages.2.	B	22	72	4	2	£ 14,640	£ 163	£ -	£ 12,840	£ -	£ 1,800	
05	Sub-Station	B	23	77	0	0	£ 648	£ 7	£ -	£ -	£ -	£ 648	
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TOTALS *						£2,191,224	£ 108.85	£ 180,090	£ 157,884	£ 384,636	£ 1,468,614		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The building was constructed circa. 2008 and is generally in good condition although there are a number of latent defect issues that are in process of resolution at one-off costs. Budgets include works to the grounds and infrastructure (£42k), external fabric (£118k), roofs (£390k - latent defect) and internal fabric (£1m) which is mostly budget for internal decoration at £533k. The most significant M&E works is potential replacement of the BEMS system in the medium term, this requires further assessment (£180k)
02	The building was constructed circa. 2008 and is generally in good condition. Works envisaged relate to local repair and maintenance and expected lifecycle and include items for external fabric (£62k), internal fabric (£305k). There are no major M&E works envisaged at present, a budget of £24k is allowed for miscellaneous
03	The garages were constructed in 2008 and are in fair to good condition. Works envisaged relate to local repair and maintenance and expected lifecycle and include items for external fabric (£6k). There are no major M&E works envisaged at present.
04	The garages were constructed in 2008 and are in fair to good condition. Works envisaged relate to local repair and maintenance and expected lifecycle and include items for external fabric (£13k).
05	The sub-station was constructed in 2008 is in fair to good condition, there are no significant works,
06	
General Notes:	

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p> <p>Professionals Fees and VAT are not included.</p>

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS



for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: GLASGOW KELVIN

CAMPUS: WEST END

JUNE 2017

- 1 - **WHOLE CAMPUS CONDITION SUMMARY**
- 2 - **SURVEY SCOPE & LIMITATIONS**
- 3 - **INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : GLASGOW KELVIN	<p>Copyright © 2017 MAMG Consultancy</p>	MAIN BUILDING
	CAMPUS : WEST END		
DETAILS	ADDRESS: St No. (if any): 75 Street: Hotspur Street Town: Glasgow (Island): Post Code: G20 8LJ	Approx Total Gross Internal area : 2,990 Date ranges of Construction : 1904 - 2000	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)

PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL	£/m2	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*				RELATIVE INDICATOR
			A	B	C	D			YEAR 1. VERY HIGH	YEAR 2. HIGH	YEARS 3-4 MEDIUM	YEAR 5. + LOW	
01	Main Building	C	3	73	10	14	£ 1,051,662	£ 478	£ 748,176	£ 97,146	£ 73,944	£ 132,396	
02	Offices (portacabins)	C	17	66	2	15	£ 34,339	£ 171	£ 660	£ 11,328	£ 18,732	£ 3,619	
03	The Gaffa	C	0	79	11	10	£ 121,848	£ 244	£ 16,536	£ 3,240	£ 73,764	£ 28,308	
04	House	B	12	80	1	7	£ 21,881	£ 243	£ -	£ 6,768	£ 10,145	£ 4,968	
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20													
TOTALS *							£1,229,730	£ 411.28	£ 765,372	£ 118,482	£ 176,585	£ 169,291	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Converted listed school building dating to 1904. The external site surrounds are in need of urgent work to make safe, most significantly bulging retaining walls around the site perimeter where they interface with the public pavement, areas need rebuilt, fencing and gates etc are also in poor decorative condition (£100k). The external fabric is poor in areas, most roof and related perimeter components and areas of walling, the College have a major scheme of repairs about to start imminently however which will largely address this, the tender/budget included is £648k. Internally the building is generally in good condition, main budgets include decor (£130k). M&E systems are dated in some areas Air Con (£29k), and water / boiler related items (£90k)
02	4 joined portacabins dating from an install in circa 2010 although the actual manufacture date is probably older, perhaps circa 1990. Fair condition overall, main items include partial re-roofing (£6k), and a range of essential external fabric repairs (£2.5k), internal decoration (£2.5k). Some M&E systems are aged and require significant updating, lighting (£14k) and heating (£7k).
03	Dating to circa. 1900 with an adhoc 1960's extension the building needs significant works over the next few years to recover and maintain at condition.B. This would include mainly building fabric works incl. re-roofing (£50k), rooflights (£8k) walling, windows and doors (£23k), internal decor (£17k) and refurbishment of washrooms (£6k).
04	Janitors House dating from circa 1960 although possible older parts, items are of a typical external and internal fabric repairs (£5k), internal décor (4k), flooring (£1k) and bathroom replacement (£3k). Signifixant M&E includes new lighting (£3k) and heating (£7k).
05	
06	
07	
08	
General Notes:	The College have a major scheme of repairs about to start imminently on the main building which will largely address the significant back-log maintenance and rebewals required, the tender/budget included is £648k. There will still remain however significant wants of repair with fairly high priorities.

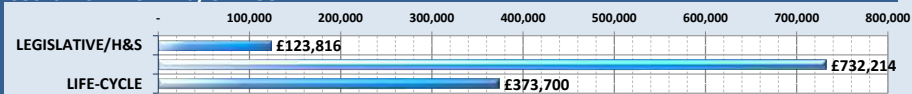
WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
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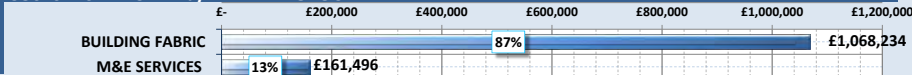
COSTS DISTRIBUTED by YEAR / PRIORITY



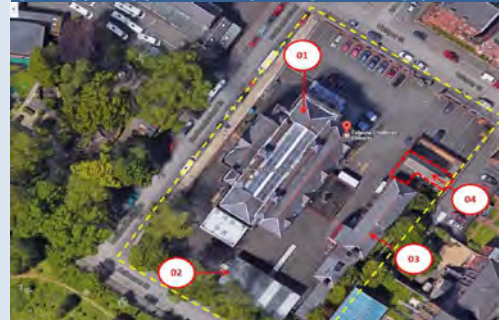
COSTS DISTRIBUTED by CATEGORY



COSTS DISTRIBUTED by ELEMENT GROUP



CAMPUS LAYOUT PLAN - BUILDING REFERENCES



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THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
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DATE(s) OF SURVEY :	March to July 2017
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THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p> <p>Professionals Fees and VAT are not included.</p>

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

4.12. INVERNESS COLLEGE (UHI)

INVERNESS NURSERY – SUMMARY REPORT ONLY

INVERNESS SCHOOL OF FORESTRY – SUMMARY REPORT ONLY

AVIEMORE – NOT SURVEYED AS CAMPUS IS LEASED

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: INVERNESS UHI

CAMPUS: NURSERY

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : INVERNESS UHI CAMPUS : NURSERY	 Copyright © 2017 MAMG Consultancy	MAIN BUILDING	
	ADDRESS: St No. (if any): 1 Street: Inverness Campus Town: Inverness (Island): MAINLAND Post Code: IV2 5NA			
DETAILS	Approx Total Gross Internal area: 270 Date ranges of Construction: 2015	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose if no area is given, none was provided in the source documentation)		
	(the above is only entered if discernable, no warranty given)			

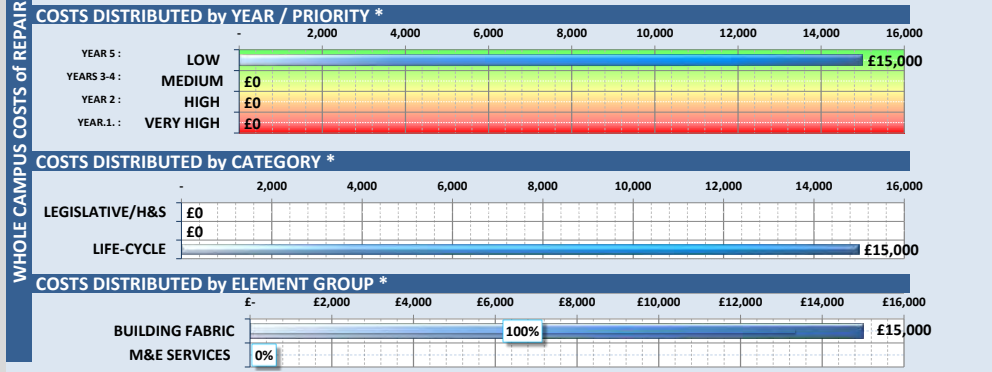
CAMPUS CONDITION & COST SUMMARY	PLAN REF	BUILDING NAMES	Only entered if reasonably discernable from 3rd party data				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *					RELATIVE INDICATOR		
			AVERAGE CONDITION*	CONDITION SPREAD%*				BUILDING TOTAL	£/m2	YEAR 1.	YEAR 2.		YEARS 3-4	YEAR 5. +
				A	B	C	D			VERY HIGH	HIGH		MEDIUM	LOW
	01	Nursery	A	80	20	0	0	£ 15,000	£ 56	£ -	£ -	£ -	£ 15,000	
	02													
	03													
	04													
	05													
	06													
	07													
	08													
	09													
	10													
	11													
	12													
	13													
	14													
	15													
	16													
	17													
	18													
	19													
	20													
TOTALS *								£ 15,000	£ 55.56	£ -	£ -	£ -	£ 15,000	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

NOTES	PLAN REF	KEY OBSERVATIONS (if any)
		01
	02	
	03	
	04	
	05	
	06	
	07	
	08	
	General Notes:	Buildings as shown on site plan, the main University building is a new-build NPD building and is not included.

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or Items causing a legislative or high Health & Safety risk.



* **Important Notes:** This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations, Terms & Conditions.

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THE "SURVEYORS":	The "Surveyors" for the provision of data in these reports were appointed by the respective Colleges, in the case of this Campus the original Surveyors were: XXXXX
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF ORIGINAL SURVEY :	XXXXXXX
SOURCE & USE OF DATA:	<p>This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations,</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date,compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
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COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below:</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B."i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p>

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.

Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original source data collection data inclusions or exclusions. These can be further adjusted by the Estates Department to preference on a building by building basis.

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The original Survey will have been non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors would not therefore accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will likely have been inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not inspected.

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: **INVERNESS UHI**

CAMPUS: **SCHOOL OF FORESTRY**

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION

COLLEGE : **INVERNESS UHI**
 CAMPUS : **SCHOOL OF FORESTRY**

MAMG
 CONSULTANCY
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ADDRESS: St No. (if any): **View Place**
 Street: **Inverness**
 Town: **MAINLAND**
 (Island): **IV2 5EA**
 Post Code: **IV2 5EA**

DETAILS

Approx Total Gross Internal area : **681**
 Date ranges of Construction : **1980**

(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose if no area is given, none was provided in the source documentation)



CAMPUS CONDITION & COST SUMMARY

PLAN REF	BUILDING NAMES	Only entered if reasonably discernible from 3rd party data				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *					RELATIVE INDICATOR		
		AVERAGE CONDITION*	CONDITION SPREAD%*				BUILDING TOTAL	£/m2	YEAR 1. VERY HIGH	YEAR 2. HIGH		YEARS 3-4 MEDIUM	YEAR 5. + LOW
01	All Buildings below from site plan	B	10	75	10	5	£ 100,000	£ 147	£ 30,000	£ 20,000	£ 10,000	£ 40,000	
	SSF OB 1												
	SSF OB 2												
	SSF OB 3												
	SSF OB 4												
	SSF OB 5												
	SSF OB 6												
	SSF OB 7												
	SSF OB 8												
02													
03													
04													
05													
06													
07													
08													
09													
10													
11													
12													
TOTALS *							£ 100,000	£ 146.84	£ 30,000	£ 20,000	£ 10,000	£ 40,000	

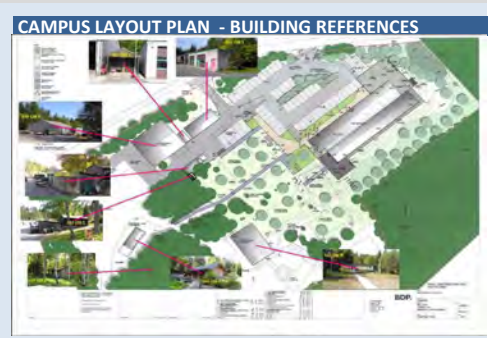
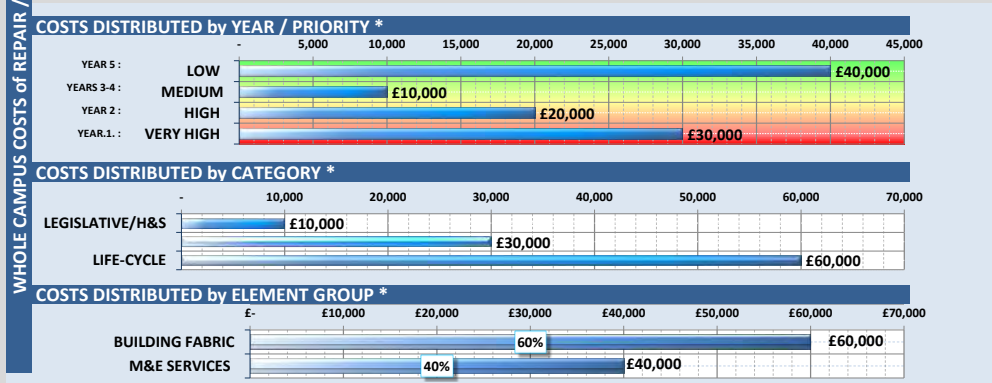
* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

NOTES

PLAN REF	KEY OBSERVATIONS (if any)
01	The College provided very limited information on the buildings which are largely sheds and stores or garages. Costs have been applied on an arbitrary basis using similar SRUC type assets as the benchmark pro-rata the overall floor area. Condition grade has been allocated by reference to the Colleges supplied photos and normal expectation relative to age.
02	
03	
04	
05	
06	
07	
08	
General Notes:	Buildings as shown on site plan, the largest is a new NPD building and is not included.

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
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This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

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The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

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Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

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The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

4.13. LEWS CASTLE COLLEGE (UHI)

BARRA

BENBECULA

NORTH UIST

STORNOWAY

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** LEWS CASTLE**CAMPUS:** BARRA

JUNE 2017

- 1 - **WHOLE CAMPUS CONDITION SUMMARY**
- 2 - **SURVEY SCOPE & LIMITATIONS**
- 3 - **INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : LEWIS CASTLE	<p>Copyright © 2017 MAMG Consultancy</p>	<p>MAIN BUILDING</p>
	CAMPUS : BARRA		
ADDRESS:	St No. (if any): Street: Town: (Island): Post Code:	Off A888 Castlebay Isle of Barra HS9 5XD	

DETAILS	Approx Total Gross Internal area : 241 Date ranges of Construction : 2005	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)
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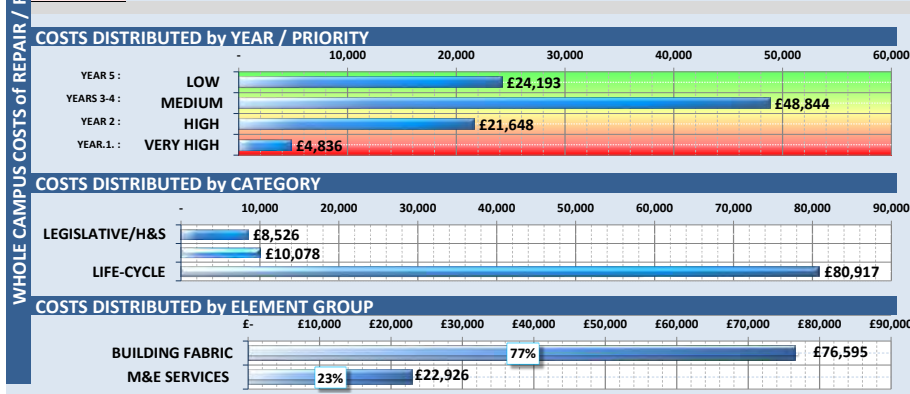
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR		OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR
			A	B	C	D	BUILDING TOTAL	£/m2	YEAR 1: VERY HIGH	YEAR 2: HIGH	YEARS 3-4: MEDIUM	YEAR 5. + LOW		
01	Castlebay	B	38	51	8	3	£ 99,521	£ 413	£ 4,836	£ 21,648	£ 48,844	£ 24,193		
02														
03														
04														
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06														
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08														
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20														
TOTALS *							£ 99,521	£ 412.95	£ 4,836	£ 21,648	£ 48,844	£ 24,193		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The building was constructed circa. 2005 and is generally in good condition although some lifecycle works are now arising along with problems with the windows. Fabric costs are attributed to re-surfacing of the car parks (£26k), replacement of windows which appear not to be fit-for-purpose (£19k), cyclic internal decoration (£8k) and floor finishes (£9k). The College is also in process of obtaining quotes for and intends replacing the air-source and underfloor heating plant (£15k), while the fire protective installation will be reaching life expiry in another 5 years time (£7k).
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General Notes:	Stand alone building constructed circa. 2005.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent **within a 5 year window**, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required **within 3-4 years** to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required **within 2 years** to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. **Partial replacement** (upto 40%) may be required.
- VERY HIGH** Works required **immediately or within 1 year** to repair, **wholly or partially** replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p> <p>Professionals Fees and VAT are not included.</p>

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** LEWS CASTLE**CAMPUS:** BENBECULA

JUNE 2017

- 1 - **WHOLE CAMPUS CONDITION SUMMARY**
- 2 - **SURVEY SCOPE & LIMITATIONS**
- 3 - **INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

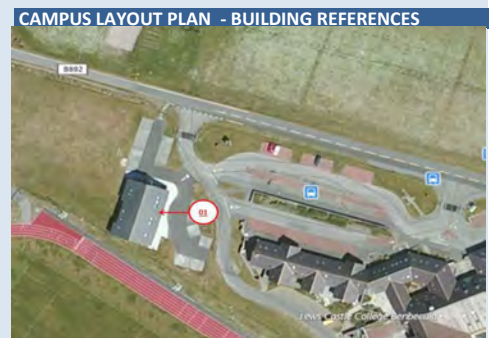
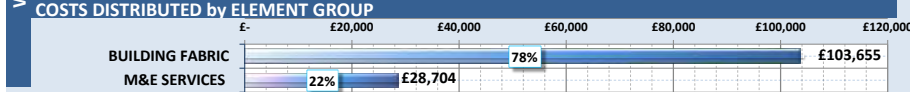
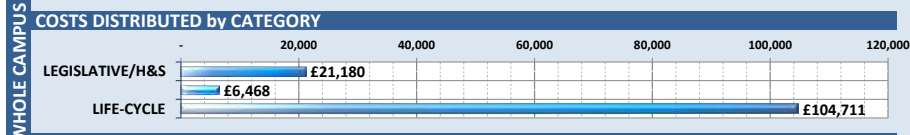
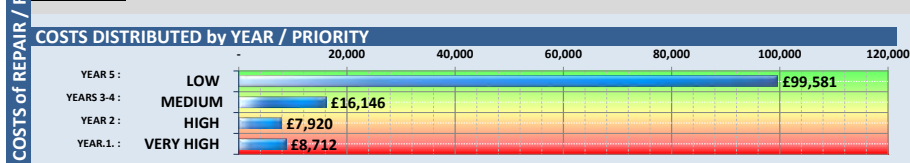
IDENTIFICATION	COLLEGE : LEWIS CASTLE	 Copyright © 2017 MAMG Consultancy	MAIN BUILDING	
	CAMPUS : BENBECULA			
DETAILS	St No. (if any):	Off B892		
	Street:	Lionacleit		
		Town:	Isle of Benbecula	
		(Island):	Isle of Benbecula	
		Post Code:	HS7 5PJ	
Approx Total Gross Internal area : 572		(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)		
Date ranges of Construction : 2000				

PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*						RELATIVE INDICATOR	
			A	B	C	D	BUILDING TOTAL	£/m2	YEAR 1: VERY HIGH	YEAR 2: HIGH	YEARS 3-4: MEDIUM	YEAR 5: + LOW		
			01	Lionacleit	B	20	72	6	2	£ 132,359	£ 231	£ 8,712		£ 7,920
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17														
18														
19														
20														
TOTALS *							£ 132,359	£ 231.40	£ 8,712	£ 7,920	£ 16,146	£ 99,581		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Constructed in 2000, the building is generally in good condition although some items are now reaching lifecycle replacement windows. Works attributed include part re-surfacing of the car parks (£29k); cyclic external decoration of the walls (£6k) local roof, window and door repairs and maintenance. (£20k). Internal fabric costs relate to mainly cyclic decoration (£22k) and floor finishes (£24k). For M&E the most significant item is replacement of the fire protective system (£17k) and probable life expiry of water heaters (£7k).
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General Notes:	Stand alone building next to school.

WORK REQUIRED - PRIORITY CRITERIA	
LOW	Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
MEDIUM	Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
HIGH	Works required within 2 years to prevent serious and compounded deterioration in the Building fabric or potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
VERY HIGH	Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



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THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
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COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p> <p>Professionals Fees and VAT are not included.</p>

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** LEWS CASTLE**CAMPUS:** NORTH UIST

JUNE 2017

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- 3 - **INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

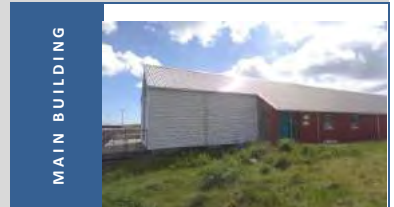
WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION

COLLEGE : **LEWS CASTLE**
 CAMPUS : **NORTH UIST**

MAMG CONSULTANCY
 Copyright © 2017 MAMG Consultancy

ADDRESS: St No. (if any):
 Street: Off A865
 Town: Lochmaddy
 (Island): Isle of North Uist
 Post Code: HS6 5AA



DETAILS

Approx Total Gross Internal area : **170**
 Date ranges of Construction : **2007**

(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other

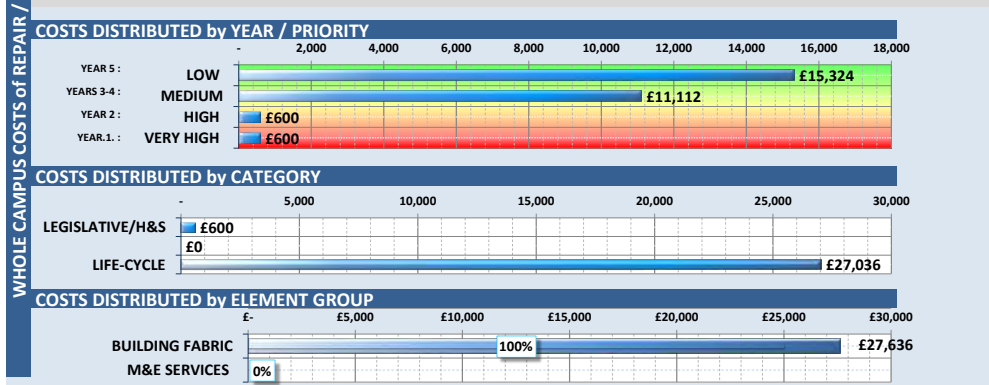
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL	£/m2	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR
			A	B	C	D			YEAR.1. VERY HIGH	YEAR.2. HIGH	YEARS 3-4 MEDIUM	YEAR 5. + LOW		
01	Taigh Chearsabhagh	A	64	36	0	0	£ 27,636	£ 163	£ 600	£ 600	£ 11,112	£ 15,324		
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03														
04														
05														
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17														
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19														
20														
TOTALS *							£ 27,636	£ 162.56	£ 600	£ 600	£ 11,112	£ 15,324		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The building was constructed in 2007 and as such is generally in good condition, as noted below also there are likely to be limited liabilities for the College. The works as part of assumed responsibilities include general external repair and maintenance (£8k) and internally cyclic decoration (£11k) and replacement of floor finishes (£7k)
02	
03	
04	
05	
06	
07	
08	
General Notes:	The College has two dedicated areas within what is a local community centre/café/museum. They are primarily used as gallery spaces, we understand that these are occupied under a Lease at present although it is still to be formally signed. The costs allowed assume responsibility for internal repairs (mainly decoration and floorings) and a portion of external fabric although exact liabilities are not known.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p> <p>Professionals Fees and VAT are not included.</p>

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** LEWS CASTLE**CAMPUS:** STORNOWAY

JUNE 2017

- 1 - **WHOLE CAMPUS CONDITION SUMMARY**
- 2 - **SURVEY SCOPE & LIMITATIONS**
- 3 - **INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

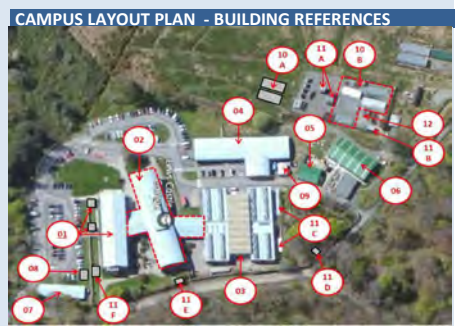
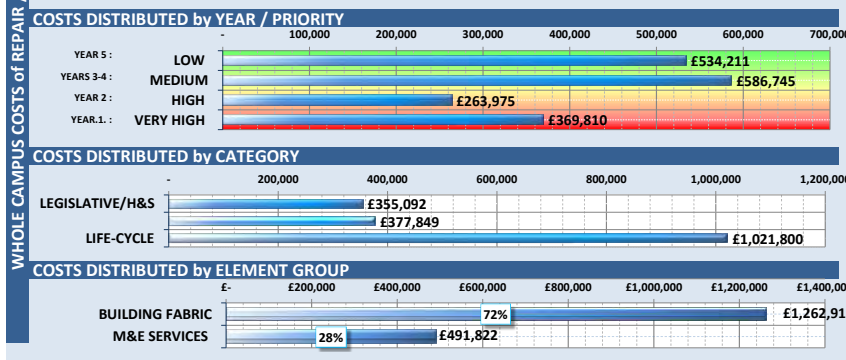
IDENTIFICATION	COLLEGE : LEWS CASTLE		
	CAMPUS : STORNOWAY		
DETAILS	Address: St No. (if any): Lews Castle Street: Willowelven road Town: Stornoway (Island): Isle of Lewis Post Code: HS2 0XR	Approx Total Gross Internal area : 9,241 Date ranges of Construction : 1975 - 2014	
(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)			

PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL	£/m2	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR
			A	B	C	D			YEAR 1 VERY HIGH	YEAR 2 HIGH	YEARS 3-4 MEDIUM	YEAR 5 + LOW		
			£	£	£	£			£	£	£	£	£	
01	A - Block (incl switchgear & oil stores)	C	1	77	16	6	£ 737,964	£ 442	£ 134,292	£ 87,480	£ 291,426	£ 224,766		
02	B-C-D Block	B	11	79	9	1	£ 412,404	£ 117	£ 22,644	£ 83,580	£ 126,480	£ 179,700		
03	E - Block Engineering	C	1	70	17	12	£ 335,502	£ 203	£ 162,294	£ 39,912	£ 92,796	£ 40,500		
04	F - Block Maritime & Hospitality	C	8	70	20	2	£ 153,222	£ 156	£ 7,620	£ 31,656	£ 57,264	£ 56,682		
05	G - Block Maintenance Workshop	A	64	33	0	3	£ 21,346	£ 194	£ 18,000	-	£ 346	£ 3,000		
06	H - Block Construction Skills	A	72	28	0	0	£ 14,510	£ 28	£ 1,440	£ 7,257	£ 168	£ 5,645		
07	J - Block Nursery	A	50	48	1	1	£ 23,076	£ 92	£ 2,088	£ 2,520	£ 5,238	£ 13,230		
08	Nursery Store	C	44	33	7	16	£ 2,934	£ 196	£ 936	£ 1,440	£ 558	£ -		
09	Boiler House	B	20	80	0	0	£ 1,186	£ 25	£ -	£ 410	£ -	£ 776		
10AB	Polytunnels	C	0	85	2	13	£ 32,100	£ 87	£ 16,560	£ 4,380	£ 5,220	£ 5,940		
11ABCDE	Sheds & Stores	C	0	86	5	9	£ 19,681	£ 246	£ 3,240	£ 5,220	£ 7,249	£ 3,972		
12	Glasshouse	B	41	54	0	5	£ 816	£ 41	£ 696	£ 120	£ -	£ -		
13														
14														
15														
16														
17														
18														
19														
20														
TOTALS *							£ 1,754,741	£ 189.89	£ 369,810	£ 263,975	£ 586,745	£ 534,211		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The costs for this building include those for the whole Campus grounds and infrastructure, significant wear and tear on car park and roads and various paving areas which require portions of renewal within the 5 year look-ahead (£278k) while there are also some surface water drainage issues (£26k). There are some spans of boundary walling around the northeast side of the campus that require urgent work to recover to well maintained state and local fence work (£80k). The building itself which was constructed circa. 1975 as one of the original buildings on the site and extensively refurbished in 2000 is in good condition internally and fair overall condition. Allowance to be made for external fabric repairs include window overhauls (£15k), local flat roof repairs (£4k). Internal items are mainly cosmetic and include ceiling tiles (£5k), decoration (£60k) and floor finishes (£68k). Given this is the oldest part of the estate and includes the main boilerhouses, some significant M&E renewals should be anticipated incl. electrical (£24k), boilers and water components (£160k) and oil storage (£18k).
02	Constructed circa. 2000 the building which comprises 3 parts by definition are generally in good condition. Areas where expenditure is anticipated include a range of local external fabric repairs and maintenance (£50k) and mainly cosmetic internal refurbishment potentially towards end of the 5 year look ahead, ceiling tiles (£14k), decoration (£118k) and floor finishes (£138k). Some door overhauls are also required (£10k). A minor range of M&E works are anticipated (£30k).
03	Constructed circa. 1975 the building is in fair overall condition and functional given the workshop type uses. Significant areas where expenditure is anticipated include external fabric (£53k) and internal decoration (£33k) and floor finishes (£24k) along with door overhauls (£2.5k). The most significant M&E item is upgrading of workshop task specific equipment ventilation systems (£156k)
04	Constructed circa. 2000 the building is in fair overall condition. Significant areas where expenditure is anticipated include minor external fabric works (£13k) and mainly cyclic cosmetic internal items incl. ceiling tiles (£4k), portional decoration (£32k) and floor finishes (£35k) along with door overhauls (£3k). The most significant M&E items are cyclic replacements incl. boilers and components of hot water systems (£30k) and fans (£7k)
05	Constructed circa. 2007 the building is in good condition and costs comprise minor maintenance and cyclic decoration.
06	Constructed circa. 2007 the building is in good condition and costs comprise minor maintenance and cyclic decoration.
07	Constructed originally circa. 1997 but heavily re-developed in 2014 the building is in good condition and costs mainly comprise minor maintenance and cyclic decoration or replacement of floor finishes.
08	Constructed in 2014, the condition grade for the nursery store reflects that one side of it has no cladding installed to offer full decorative and weathering finish and that it has no lighting which is a health & safety issue in winter months.
09	Constructed circa. 2000 the building is in fair overall condition with only minor repairs and maintenance required.
10AB	The polytunnels have been built in various years. While their fabric is generally in good condition, the condition gradings reflect that there is no level or paved access to the newer polycarbonate tunnels (£5k) and electrical installations such as power and lighting are corroded and much not fit for purpose (£10k). Budgets include allowances for re-skinning the polythene tunnels (£13k) within 5 years although this may depend on weather.
11ABCDE	The shed and stores have been built in various years. While their fabric is generally in fair to good condition, the condition gradings mainly reflect that there are a number of decayed doors, there is no or limited lighting (£3k) which is a health & safety issue in winter months, and that cyclic roof renewals are required to some sheds (£4k).
12	Constructed circa. 2005 the glasshouse is generally in good condition with only minor repairs and maintenance required.
General Notes:	The Campus is generally in good condition with a small number of focused defects bringing the building specific gradings down. The general external ground and infrastructure maintenance carries the highest proportion of the costs relatively speaking.

WORK REQUIRED - PRIORITY CRITERIA	DESCRIPTION
LOW	Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
MEDIUM	Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
HIGH	Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
VERY HIGH	Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



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COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p> <p>Professionals Fees and VAT are not included.</p>

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

4.14. MORAY COLLEGE (UHI)

ELGIN BIBLICAL GARDENS

ELGIN LINKWOOD ROAD

ELGIN MORAY STREET

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** MORAY**CAMPUS:** ELGIN (Biblical Gardens)

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : MORAY	MAMG CONSULTANCY Copyright © 2017 MAMG Consultancy	MAIN BUILDING	
	CAMPUS : ELGIN - BIBLICAL GARDENS			
DETAILS	ADDRESS: St No. (if any):	Approx Total Gross Internal area : 260		
	Street: Kings Street Town: Elgin Island: MAINLAND Post Code: IV30 1EU	Date ranges of Construction : 2004 / 2014		

(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)

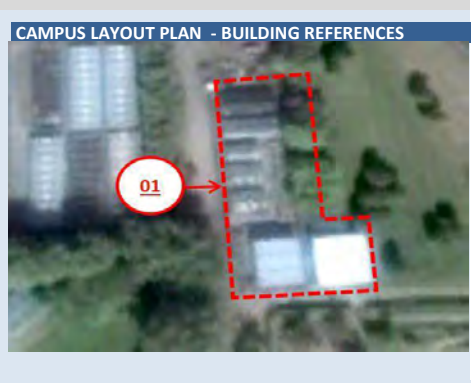
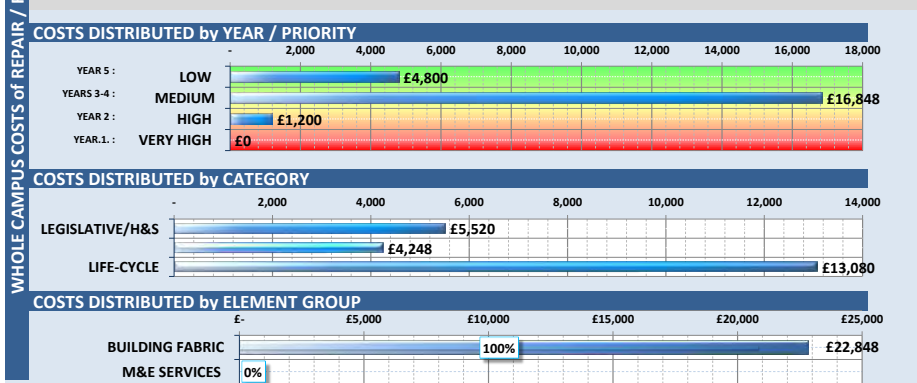
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR	
			A	B	C	D	BUILDING TOTAL	£/m2	YEAR.1. VERY HIGH	YEAR.2. HIGH	YEARS 3-4 MEDIUM		YEAR.5. + LOW
							£	£	£	£	£		£
01	Cabins & Sheds	B	32	68	0	0	£ 22,848	£ 88	£ -	£ 1,200	£ 16,848	£ 4,800	
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TOTALS *							£ 22,848	£ 87.88	£ -	£ 1,200	£ 16,848	£ 4,800	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The buildings are generally in good condition. The works required are generally to be expected cyclic maintenance related and include recovering polytunnels (£5k), decoration of external walls of the odler cabin (£2k), replacement floor finishes which are worn (£5k) and internal decoration (£8k). There are no M&E works.
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General Notes:	Assets comprise 2 cabins, small number of sheds and polytunnels offering horticulture classes and activities.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.
	No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.
	No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.
	Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.
	In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.
	Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.
	The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .
	Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.
	Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS



for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: MORAY

CAMPUS: ELGIN (Linkwood Road)

JUNE 2017

- 1 - **WHOLE CAMPUS CONDITION SUMMARY**
- 2 - **SURVEY SCOPE & LIMITATIONS**
- 3 - **INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : MORAY	<p>Copyright © 2017 MAMG Consultancy</p>	<p>MAIN BUILDING</p>
	CAMPUS : ELGIN (Linkwood Road)		
DETAILS	ADDRESS: St No. (if any): Street: Linkwood Road Town: Elgin (Island): MAINLAND Post Code: IV30 6DH	Approx Total Gross Internal area : 4,630 Date ranges of Construction : 1950 / 1995	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other

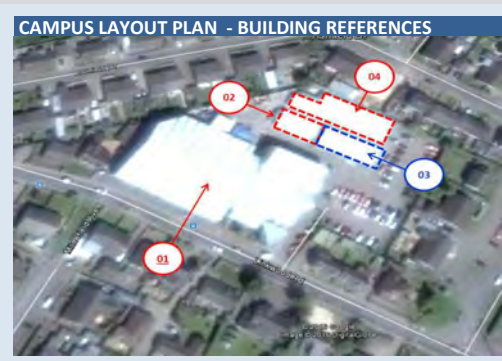
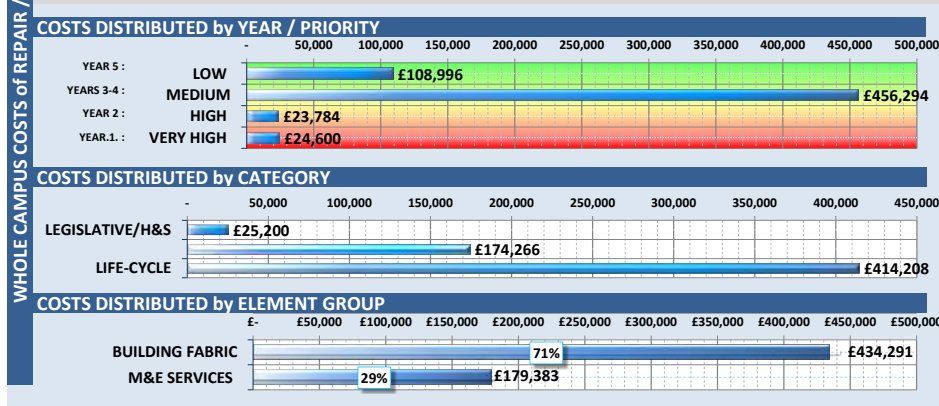
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL	£/m2	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*				RELATIVE INDICATOR
			A	B	C	D			YEAR 1: VERY HIGH	YEAR 2: HIGH	YEARS 3-4: MEDIUM	YEAR 5: + LOW	
01	Technology Centre	B	6	91	3	0	£ 398,838	£ 164	£ 15,600	£ 16,170	£ 298,392	£ 68,676	
02	Refectory & Toilets	C	7	72	20	1	£ 60,552	£ 224	£ -	£ 3,996	£ 32,556	£ 24,000	
03	Mechanical Workshop	B	3	91	6	0	£ 58,724	£ 147	£ 9,000	£ 1,548	£ 31,856	£ 16,320	
04	Brickwork & Joinery	C	3	66	30	1	£ 95,559	£ 177	£ -	£ 2,070	£ 93,490	£ -	
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20													
TOTALS *						£ 613,673	£ 132.54	£ 24,600	£ 23,784	£ 456,294	£ 108,996		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The building itself is in fair to good condition. The most significant budgets included for this as the primary building on the campus include works to external car park, pavements and ramps (£125k) which will require much re-surfacing. There are a range of minor external fabric repairs (£25k) including some replacement rooflights. Significant internal fabric items include arbitrary budget for decoration (£60k), decoration of the concrete floors (£48k), other floor finishes (£8k), and allowance for investigation and provisional sum for remedial works to cracking in external walls (£15k). Anticipated M&E works include circa. 20% systems life cycle renewal of power and DB's (£40k) and cold water distribution (£15k).
02	The building is generally in good condition. There is a range of minor external fabric repairs required (£10k), internal fabric budgets include primarily decoration (£9k). Anticipated M&E works is higher and includes systems life cycle renewal of hot and cold water installations (£16k), boilers and heating (£18k) and fans (£6k).
03	The building is generally in good condition. There is a range of minor external fabric repairs required (£20k), internal fabric budgets include primarily decoration (£13k) and allowance for investigation and provisional sum for remedial works to cracking in external walls (£9k). Anticipated M&E works comprise mainly heating related items (£16k)
04	The building is in fair to good condition. There is a range of external fabric repairs required (£30k) including replacement rooflights, internal fabric budgets include primarily decoration (£18k). Anticipated M&E works comprise a range of lifecycle works including drainage (£5k), cold water installations (£7k), power and lighting (£28k)
05	
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General Notes:	Relatively modern warehouse building with offices at 1st floor, combined with 3 No. 1950's small factory type units which have been heavily refurbished and modified in past years.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



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COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
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The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

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The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS



for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: MORAY

CAMPUS: ELGIN (Moray Street)

JUNE 2017

- 1 - **WHOLE CAMPUS CONDITION SUMMARY**
- 2 - **SURVEY SCOPE & LIMITATIONS**
- 3 - **INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : MORAY	
	CAMPUS : ELGIN (Moray Street)	
DETAILS	St No. (if anv): Moray Street	Copyright © 2017 MAMG Consultancy
	Town: Elgin	
	(Island): MAINLAND	
	Post Code: IV30 1JJ	

MAIN BUILDING

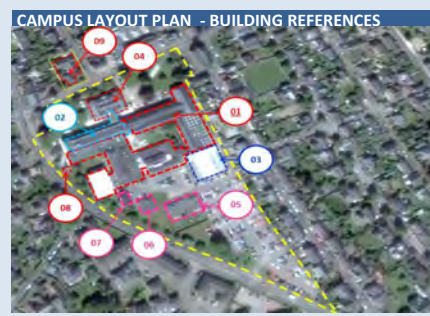
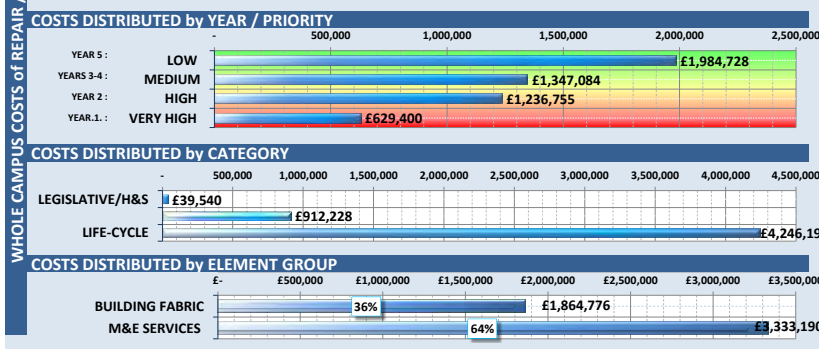
Approx Total Gross Internal area : **16,985**
 Date ranges of Construction : **1900/'50/'80/'90/'13** (* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)

PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL	£/m2	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*				RELATIVE INDICATOR
			A	B	C	D			YEAR 1	YEAR 2	YEARS 3-4	YEAR 5 +	
			VERY HIGH	HIGH	MEDIUM	LOW							
01	Main Block *	C	13	60	25	2	£ 3,084,680	£ 248	£ 587,400	£ 1,060,980	£ 964,700	£ 471,600	
02	Alexander Graham Bell	A	73	25	0	2	£ 101,258	£ 46	£ 4,860	£ 10,980	£ 6,218	£ 79,200	
03	Student Services	B	2	95	1	2	£ 109,428	£ 71	£ 19,380	£ 288	£ 69,600	£ 20,160	
04	Academy Block	B	42	48	10	0	£ 170,492	£ 179	£ 5,520	£ 56,141	£ 88,192	£ 20,640	
05	Nursery	C	22	56	21	1	£ 74,895	£ 166	£ 900	£ 14,700	£ 59,296	£ -	
06	"T" Block	B	25	56	19	0	£ 60,453	£ 251	£ 360	£ 7,560	£ 52,534	£ -	
07	Boiler House	C	6	55	39	1	£ 1,394,694	£ 16,603	£ 1,080	£ -	£ 486	£ 1,393,128	
08	Substation (external only)	A	72	28	0	0	£ 1,065	£ 44	£ -	£ -	£ 1,066	£ -	
09	Victoria Art	C	27	46	22	5	£ 200,997	£ 418	£ 9,900	£ 86,106	£ 104,992	£ -	
10													
11													
12	* Main block includes Culbin, Grange, Pluscarden, Birnie and Speyside wings also incorporating the Beechtree Restaurant and Games Hall.												
13													
14													
15													
16													
17													
18													
19													
20													
TOTALS *						£5,197,962	£ 306.03	£ 629,400	£ 1,236,755	£ 1,347,084	£ 1,984,728		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Main block includes Culbin, Grange, Pluscarden, Birnie and Speyside wings also incorporating the Beechtree Restaurant and Games Hall. Although all interconnected, they are of widely different ages and constructions. Comprising the collectively largest floor area element of the campus and extensive roof areas the costs for expected repairs and renewals are significant. Main items include re-surfacing most of the external car parks, pothole and paving repairs and whitelining (£600k), local works to boundaries (£15k). External fabric works include roofing related works (£250k), local work to walls (£14k) and windows (£8k). Internal allowances include decoration (£417k) and floor finishes (£52k) Significant M&E works include mainly part or whole system life cycle replacements, lighting (£188k), water tanks (£43k), boilers and heating or hot water (£1m), lift motors (£150k) and fans (£85k). Note also Building ref.07. Boiler house below where the major costs of boiler replacements that serve this block is allocated.
02	The newest building in the campus built in 2013. Local minor external repairs required to cladding and windows (£18k), and arbitray allowance for internal redecoration (£80k). M&E includes replacement of failed external lighting (£4k).
03	Student services mainly comprises library, completed in 2001, generally in good condition. Local walling/cladding repairs need attention (£20k), internal decoration budget (£28k) and floor finishes (£38k). M&E items include life-cycle replacemtn of switchgear (£20k)
04	Listed building dating from 1916, generally in good all-around condition, serves mainly as gallery space. Costs include external decoration to gutters, downpipes and windows etc (£24k), minor local stone repairs (£20k), budget for internal decoration (£28k). Some M&E systems are however aged and coming up as due for replacement, power (£7k), water supplies (£10k) and heating (£56k).
05	Nursery block, circa. 30 years old modular type building in fair condition. External fabric works include decoration mainly and isolated repairs (£10k). Internal works include decoration (£14k). There are however significant M&E elements approaching end of life including water supplies and tanks (£40k), hot water heaters (£4k) and fans (£2k).
06	Art studios built circa 1985, fair to good condition. External fabric works include decoration mainly and isolated repairs (£6k). Internal works include decoration (£7k). There are however significant M&E elements approaching end of life including power and lightign (£25k) water supplies and tanks (£21k), and fans (£3k).
07	The boiler house and plant serves the majority of the campus, there are minimal fabric works (£1k), however major M&E costs which relate to the scale of plant to services the majority of building.01. main block. These include boilers including all related ancillaries (£1.38m), water (£10k) and lighting (£4k).
08	Sub-station constructed with new Alexander Graham Bell Building, as new condition, costs are for external cladding treatment only (£1k).
09	Former 1867 listed Church converted into art teaching areas. The building is in fair condition, some significant catch-up maintenance is required to external windows, incl. decoration and timber decay repairs (£30k). A budget has been allowed for local walling works and roofing/gutter refurbishment (£20k). Internal items include decoration (£33k) and wide area ceiling tile replacements (£21k). M&E systems are dated and due for overhaul, heating (£35k), power (£18k), water systems (£17k) and fans (£3k).
10	
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12	
General Notes:	Quadrangle shaped campus with wide mix of adjoining and linked building types and ages, including 1900's; 40's,50's,80's,90's and most recently completed new-build portion Alexander Graham Bell in 2013. Periphery buildings include converted Church to north side of Moray St; "T-block" and linked porta-cabins used as nursery to south of site. Accommodation provides full normal campus expectation including refectory and cafes, gym, break-out and meeting spaces, learning centre, gallery, classrooms, and offices. Part of new build has shared operation with NHS.

WORK REQUIRED - PRIORITY CRITERIA	DESCRIPTION
LOW	Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
MEDIUM	Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
HIGH	Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
VERY HIGH	Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



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THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
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THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p> <p>Professionals Fees and VAT are not included.</p>

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

4.15. NEW COLLEGE LANARKSHIRE

COATBRIDGE

CUMBERNAULD

KIRKINTILLOCH

MOTHERWELL

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: LANARKSHIRE

CAMPUS: COATBRIDGE

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : LANARKSHIRE	 Copyright © 2017 MAMG Consultancy	MAIN BUILDING	
	CAMPUS : COATBRIDGE			
DETAILS	ADDRESS: St No. (if anv): Street: Kildonan Street Town: Coatbridge (Island): MAINLAND Post Code: ML5 3LS	Approx Total Gross Internal area: 13,750 Date ranges of Construction: 1886 - 1958/86/2006 (the above is only entered if discernable, no warranty given)	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose if no area is given, none was provided in the source documentation)	

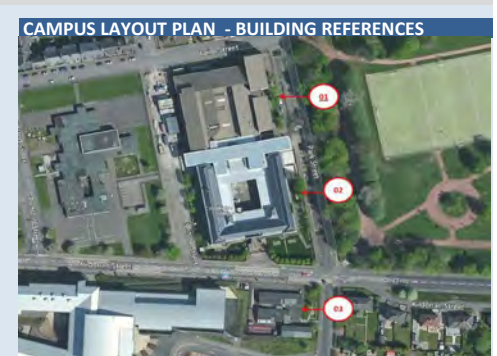
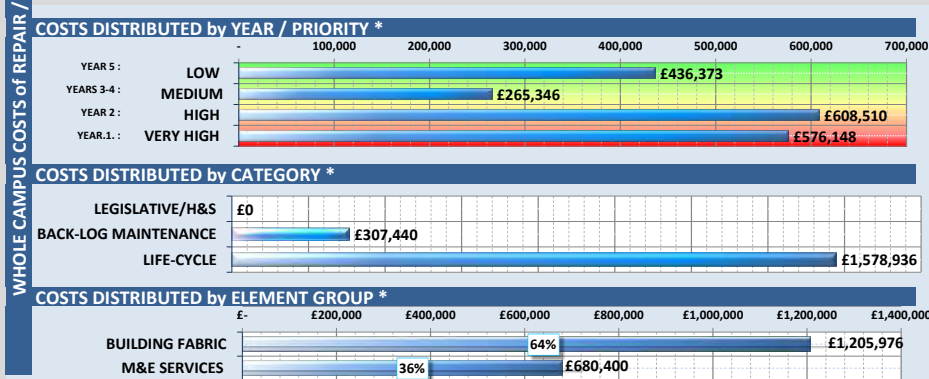
CAMPUS CONDITION & COST SUMMARY	PLAN REF	BUILDING NAMES	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *											
			AVERAGE CONDITION*	CONDITION SPREAD%*				BUILDING TOTAL	£/m2	YEAR 1	YEAR 2	YEARS 3-4	YEAR 5. +	RELATIVE INDICATOR
				A	B	C	D			VERY HIGH	HIGH	MEDIUM	LOW	
01	North Building	B	0	93	7	0	£ 1,292,596	£ 185	£ 478,573	£ 439,821	£ 127,633	£ 246,569		
02	South Building	B	0	92	8	0	£ 489,447	£ 78	£ 74,189	£ 164,531	£ 72,642	£ 178,086		
03	Nursery Block	B	0	88	9	3	£ 104,333	£ 209	£ 23,386	£ 4,158	£ 65,071	£ 11,718		
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05														
06														
07														
08														
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14														
15														
16														
17														
18														
19														
20														
TOTALS *							£ 1,886,376	£ 137.19	£ 576,148	£ 608,510	£ 265,346	£ 436,373		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The North building which dates from 1986 was partially redeveloped (with the South Block) and refurbished in 2006 so is generally in good condition. The main items of budget relate to life cycle replacement of M&E systems which were not part of those works and are now at end of service life: Electrical (£380k), hot and cold water systems and plumbing (£300k). The other major cost is works to the roof which is also still original (£97k).
02	The building is listed and dates to 1886, there was a major refurbishment however in 2006 alongside works to the North Building and it is generally in good condition. Works budgeted include flat roof renewals (£164k), external fabric repairs (£74k), replacement ceiling tiles (£72k), decoration (£105k) and floor finishes (£72k). The M&E works are lumped in with the costs for the North Building.
03	Nursery comprises 3 temporary type buildings dating back to 1960. They were converted into a Nursery in circa. 1986. The external fabric requires work (£28k) and internal refurbishment is also required (£77k). The M&E works are lumped in with the costs for the North Building.
04	
05	
06	
07	
08	
General Notes:	The College was surveyed by GVA in January 2015, costs have been uplifted by 6% to cover inflation to the present date. It should be noted that GVA indicate that some of the M&E costs for the Kirkintilloch Campus have been lumped into the Coatbridge Campus, it is not possible however to identify those separately.

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent **within a 5 year window**, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required **within 3-4 years** to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required **within 2 years** to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. **Partial replacement** (upto 40%) may be required.
- VERY HIGH** Works required **immediately or within 1 year** to repair, **wholly or partially** replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



* **Important Notes:** This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant that works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations, Terms & Conditions.

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THE "SURVEYORS":	The "Surveyors" for the provision of data in these reports were appointed by the respective Colleges, in the case of this Campus the original Surveyors were: XXXXX
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
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DATE(s) OF ORIGINAL SURVEY :	XXXXXXX
SOURCE & USE OF DATA:	<p>This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations,</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date,compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
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THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p>

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.

Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original source data collection data inclusions or exclusions. These can be further adjusted by the Estates Department to preference on a building by building basis.

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The original Survey will have been non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors would not therefore accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will likely have been inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not inspected.

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: NEW COLLEGE LANARKSHIRE

CAMPUS: CUMBERNAULD

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

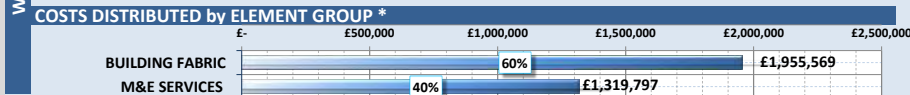
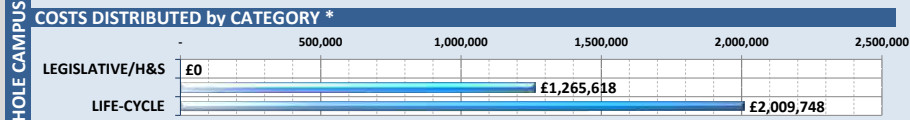
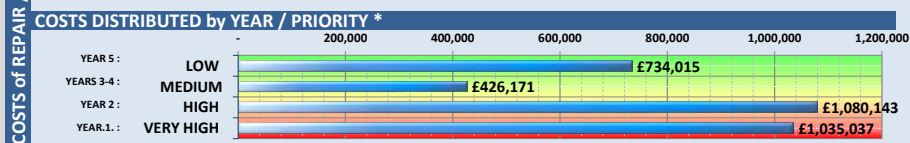
IDENTIFICATION	COLLEGE : NEW COLLEGE LANARKSHIRE	 Copyright © 2017 MAMG Consultancy	MAIN BUILDING	
	CAMPUS : CUMBERNAULD			
DETAILS	ADDRESS: St No. (if any): Street: N Carbrain Road Town: Cumbernauld (Island): MAINLAND Post Code: G67 1HU	Approx Total Gross Internal area: 10,935 Date ranges of Construction: 1965 - 2007 (* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose if no area is given, none was provided in the source documentation)		

CAMPUS CONDITION & COST SUMMARY	PLAN REF	BUILDING NAMES	Only entered if reasonably discernable from 3rd party data					BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *					RELATIVE INDICATOR	
			AVERAGE CONDITION*	CONDITION SPREAD%*				BUILDING TOTAL	£/m2	YEAR 1	YEAR 2	YEARS 3-4		YEAR 5 +
				A	B	C	D			VERY HIGH	HIGH	MEDIUM		LOW
	01	Main Building	B	0	98	1	0	£ 2,182,737	£ 312	£ 570,884	£ 685,889	£ 318,958	£ 607,006	
	02	New Teaching Block	B	9	89	1	1	£ 260,709	£ 138	£ 46,425	£ 90,468	£ 33,889	£ 89,927	
	03	Technology & Creative	B	0	89	11	0	£ 784,733	£ 446	£ 405,166	£ 302,778	£ 65,071	£ 11,718	
	04	Nursery	B	0	99	0	1	£ 47,187	£ 166	£ 12,562	£ 1,008	£ 8,253	£ 25,364	
	05													
	06													
	07													
	08													
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			TOTALS *					£ 3,275,366	£ 299.53	£ 1,035,037	£ 1,080,143	£ 426,171	£ 734,015	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Originally dating from the 1960's and part of a listed building it was heavily refurbished and extended in circa 2007. External fabric still needs significant full elemental overhaul and replacements however may be limited in feasibility, internal areas in need of general refurbishment, and include M&E for other blocks.
02	Constructed in circa. 2007 generally in good condition. External Grounds and fabric, and internal areas in need of general refurbishment, M&E costs are included with Building.01.
03	Originally dating from the 1960's and part of a listed building it was heavily refurbished and extended in circa 2007. External fabric still needs significant full elemental overhaul and replacements however may be limited in feasibility, internal areas in need of general refurbishment, and include M&E for other blocks.
04	External Grounds and fabric, and internal areas generally in good condition and in need of general cosmetic refurbishment.
05	
06	
07	
08	
General Notes:	

WORK REQUIRED - PRIORITY CRITERIA *	
LOW	Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
MEDIUM	Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
HIGH	Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
VERY HIGH	Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



* **Important Notes:** This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations, Terms & Conditions.

DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" for the provision of data in these reports were appointed by the respective Colleges, in the case of this Campus the original Surveyors were: XXXXX
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF ORIGINAL SURVEY :	XXXXXXX
SOURCE & USE OF DATA:	<p>This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations,</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date,compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
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COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B."i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p>

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.

Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original source data collection data inclusions or exclusions. These can be further adjusted by the Estates Department to preference on a building by building basis.

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

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The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

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for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: LANARKSHIRE

CAMPUS: KIRKINTILLOCH

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY**
- 2 - SURVEY SCOPE & LIMITATIONS**
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)**

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : LANARKSHIRE	MAMG CONSULTANCY Copyright © 2017 MAMG Consultancy	MAIN BUILDING		
	CAMPUS : KIRKINTILLOCH				
DETAILS	Address: St No. (if any): 50	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose. If no area is given, none was provided in the source documentation)			
	Street: Southbank Road	Approx Total Gross Internal area: 4,000			
	Town: Kirkintilloch	Date ranges of Construction: 2001			
	(Island): MAINLAND	(the above is only entered if discernable, no warranty given)			
	Post Code: G66 1NH				

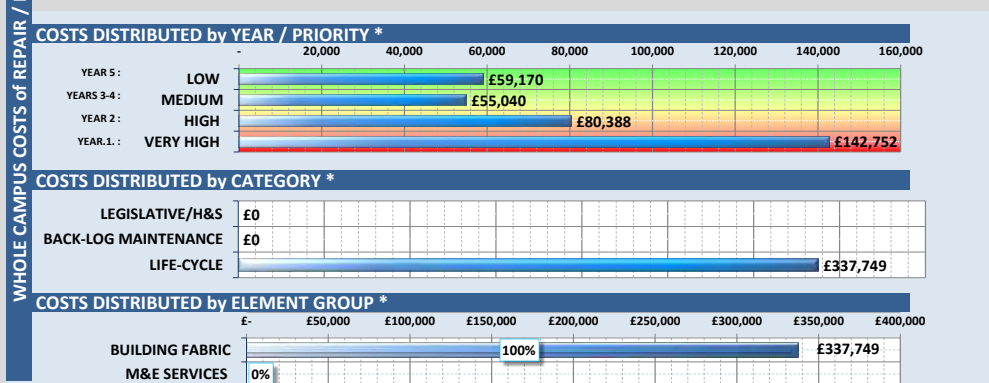
PLAN REF	BUILDING NAMES	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *										RELATIVE INDICATOR		
		AVERAGE CONDITION*	CONDITION SPREAD%*				BUILDING TOTAL	£/m2	YEAR 1: VERY HIGH	YEAR 2: HIGH	YEARS 3-4: MEDIUM		YEAR 5: LOW	
		A	B	C	D									
01	Main Building	B	0	93	5	2	£ 337,749	£ 84	£ 142,752	£ 80,388	£ 55,040	£ 59,170		
02														
03														
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TOTALS *							£ 337,749	£ 84.44	£ 142,752	£ 80,388	£ 55,040	£ 59,170		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The building is generally in good condition, it is getting to the age however that a number of elements now require refurbishment. This applies particularly to external fabric and re-painting which looks shabby, local render repairs also required. A general range of internal fabric works are required. It should be noted that the GVA survey lumped M&E costs for this building in with the Cumbernauld Campus, so the sq.m rate here is not truly reflective of the relative cost of the work required including M&E.
02	
03	
04	
05	
06	
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08	
General Notes:	The College was surveyed by GVA in January 2015, costs have been uplifted by 6% to cover inflation to the present date.

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



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DATE(s) OF ORIGINAL SURVEY :	XXXXXXX
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COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p>

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.

Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original source data collection data inclusions or exclusions. These can be further adjusted by the Estates Department to preference on a building by building basis.

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The original Survey will have been non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors would not therefore accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will likely have been inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not inspected.

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: NEW COLLEGE LANARKSHIRE

CAMPUS: MOTHERWELL

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : NEW COLLEGE LANARKSHIRE	<p>Copyright © 2017 MAMG Consultancy</p>	
	CAMPUS : MOTHERWELL		
DETAILS	Address: St No. (if any): 1 Street: Enterprise Way Town: Motherwell (Island): MAINLAND Post Code: ML1 2TX	Approx Total Gross Internal area: 29,520 Date ranges of Construction: 2009 - 2015 <small>(the above is only entered if discernable, no warranty given)</small>	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose. If no area is given, none was provided in the source documentation)

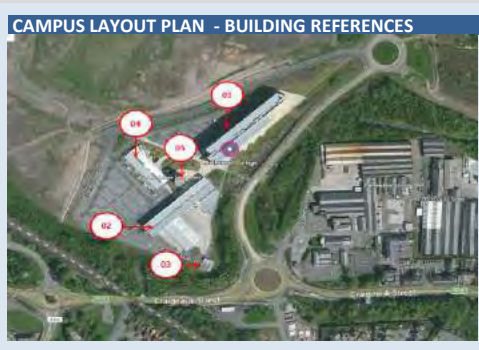
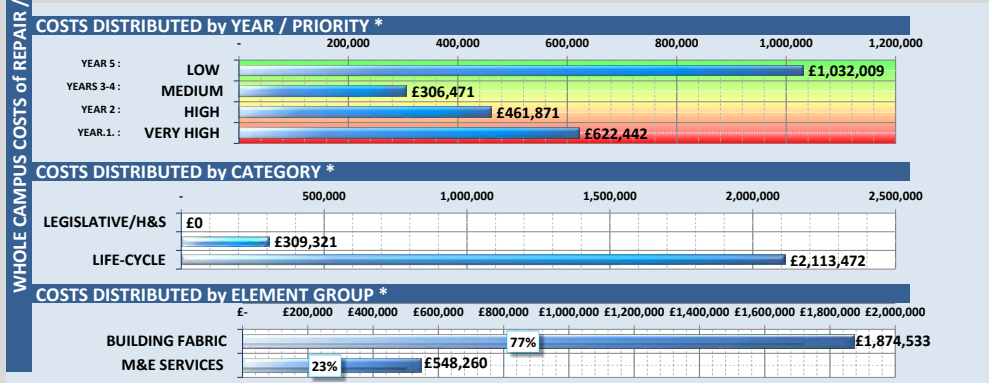
PLAN REF	BUILDING NAMES	Only entered if reasonably discernable from 3rd party data				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *						RELATIVE INDICATOR	
		AVERAGE CONDITION*	CONDITION SPREAD%*				BUILDING TOTAL	£/m2	YEAR 1. VERY HIGH	YEAR 2. HIGH	YEARS 3-4 MEDIUM		YEAR 5. + LOW
		A	B	C	D	£	£	£	£	£	£		
01	Main Building	B	7	88	2	3	£ 954,959	£ 52	£ 88,820	£ 103,630	£ 190,310	£ 572,199	
02	Automotive & Engineering	B	9	89	1	1	£ 1,039,421	£ 140	£ 444,817	£ 321,003	£ 29,295	£ 244,306	
03	HGV	B	0	98	1	1	£ 17,018	£ 30	£ 1,512	£ 1,512	£ 9,962	£ 4,032	
04	Nursery, Salon & Social	B	0	97	1	2	£ 172,343	£ 100	£ 20,563	£ 30,643	£ 56,537	£ 64,600	
05	Accommodation	B	0	91	6	3	£ 239,052	£ 157	£ 66,730	£ 5,083	£ 20,367	£ 146,872	
06-09													
10-19													
20													
TOTALS *						£2,422,793	£ 82.07	£ 622,442	£ 461,871	£ 306,471	£ 1,032,009		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	External Grounds and fabric, and internal areas in need of general refurbishment.
02	External Grounds and fabric, and internal areas in need of general refurbishment.
03	External Grounds and fabric, and internal areas in need of general refurbishment.
04	External Grounds and fabric, and internal areas in need of general refurbishment.
05	External Grounds and fabric, and internal areas in need of general refurbishment.
06-08	
General Notes:	

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



*** Important Notes:** This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant that works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations, Terms & Conditions.

DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" for the provision of data in these reports were appointed by the respective Colleges, in the case of this Campus the original Surveyors were: XXXXX
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF ORIGINAL SURVEY :	XXXXXXX
SOURCE & USE OF DATA:	<p>This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations,</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date,compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p>

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.

Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original source data collection data inclusions or exclusions. These can be further adjusted by the Estates Department to preference on a building by building basis.

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The original Survey will have been non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors would not therefore accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will likely have been inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not inspected.

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

4.16. NEWBATTLE ABBEY COLLEGE

NEWBATTLE ABBEY

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: NEWBATTLE ABBEY

CAMPUS: NEWBATTLE ABBEY

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : NEWBATTLE ABBEY	MAMG CONSULTANCY Copyright © 2017 MAMG Consultancy	MAIN BUILDING	
	CAMPUS : NEWBATTLE ABBEY			
DETAILS	Address: St No. (if any): Street: Newbattle Abbey Road Town: Dalkeith (Island): MAINLAND Post Code: EH22 3LL	Approx Total Gross Internal area: 6,503 Date ranges of Construction: 1700 <small>(the above is only entered if discernable, no warranty given)</small>		
	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose. If no area is given, none was provided in the source documentation)			

PLAN REF	BUILDING NAMES	Only entered if reasonably discernable from 3rd party data				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *					RELATIVE INDICATOR		
		AVERAGE CONDITION*	CONDITION SPREAD%*				BUILDING TOTAL	£/m2	YEAR 1: VERY HIGH	YEAR 2: HIGH		YEARS 3-4: MEDIUM	YEAR 5: + LOW
			A	B	C	D							
01	Main Building	C					£ 6,458,916	£ 993	£ 48,125	£ 1,791,484	£ 1,496,798	£ 3,122,509	
02													
03													
04													
05													
06													
07													
08													
09													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
TOTALS *							£ 6,458,916	£ 993.22	£ 48,125	£ 1,791,484	£ 1,496,798	£ 3,122,509	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Grade.A. Listed building originally dating from medieval times, converted for College use. Wide ranging budgets include grounds etc (£500k), structural (£360k), external fabric (£860k) and roofs (£423k). Internal fabric accounts (£3.2m) while M&E (£685k)
02	
03	
04	
05	
06	
07	
08	
General Notes:	

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.

COSTS DISTRIBUTED by YEAR / PRIORITY *

YEAR 5: LOW	£3,122,509
YEARS 3-4: MEDIUM	£1,496,798
YEAR 2: HIGH	£1,791,484
YEAR 1: VERY HIGH	£48,125

COSTS DISTRIBUTED by CATEGORY *

LEGISLATIVE/H&S	£557,813
LIFE-CYCLE	£2,355,438
	£3,545,665

COSTS DISTRIBUTED by ELEMENT GROUP *

BUILDING FABRIC	89%	£5,774,993
M&E SERVICES	11%	£683,923

CAMPUS LAYOUT PLAN - BUILDING REFERENCES

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DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
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THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF ORIGINAL SURVEY :	XXXXXXX
SOURCE & USE OF DATA:	<p>This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant that works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations,</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date,compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p>

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.

Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original source data collection data inclusions or exclusions. These can be further adjusted by the Estates Department to preference on a building by building basis.

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The original Survey will have been non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors would not therefore accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will likely have been inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not inspected.

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

4.17. NORTH EAST SCOTLAND COLLEGE

ABERDEEN CITY

ALTENS

CLINTERTY

FRASERBURGH

MACDUFF

PETERHEAD

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: NORTH EAST

CAMPUS: ABERDEEN CITY CENTRAL

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : NORTH EAST	<p>Copyright © 2017 MAMG Consultancy</p>	<p>MAIN BUILDING</p>
	CAMPUS : ABERDEEN CITY CENTRAL		
DETAILS	ADDRESS: St No. (if anv): Street: Gallowgate Town: Aberdeen (Island): MAINLAND Post Code: AB25 1BN	Approx Total Gross Internal area : 30,577 Date ranges of Construction : 1965 - 2012 (the above is only entered if discernable, no warranty given)	
(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose if no area is given, none was provided in the source documentation)			

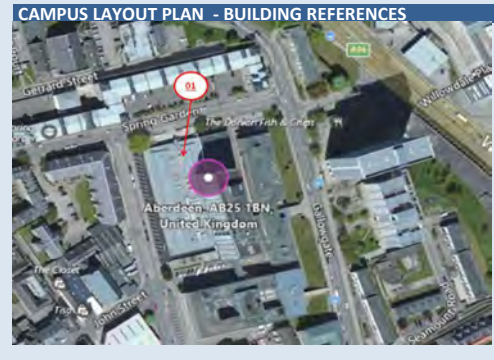
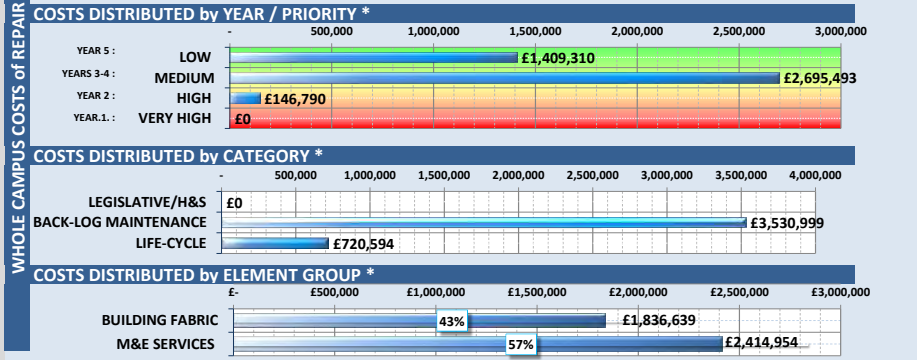
PLAN REF	BUILDING NAMES	Only entered if reasonably discernable from 3rd party data				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *					RELATIVE INDICATOR		
		AVERAGE CONDITION*	CONDITION SPREAD%*				BUILDING TOTAL	£/m2	YEAR.1. VERY HIGH	YEAR.2. HIGH		YEARS 3-4 MEDIUM	YEAR.5.+ LOW
01	Main Block (multiple buildings)	C	0	71	25	4	£ 4,251,429	£ 139	£ -	£ 146,790	£ 2,695,493	£ 1,409,310	
02													
03													
04													
05													
06													
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17													
18													
19													
20													
TOTALS *							£ 4,251,429	£ 139.04	£ -	£ 146,790	£ 2,695,493	£ 1,409,310	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Generally the property is in mixed condition as noted below relevant to the various phased areas of refurbishment. External areas are in fair condition, repair works are required to external grounds (£337k). Internal fabric is generally fair with works being required mainly associated with replacement floor coverings and redecoration (£1.45m). Costs associated with M&E items mainly relate to Ventilation/ AC (£1.05m), Hot & Cold water supplies (£840k) and Electrical works (£430k), Fire systems (£90k) and sanitaryware (£18k).
02	
03	
04	
05	
06	
07	
08	
General Notes:	Survey was completed by Mitie in 2015 on behalf of the College. Costs have been uplifted by inflation (6%) to present date. The college comprises three interconnecting main blocks incl. an 11 storey central tower. The original buildings likely largely date from the 1960's - 70's, there have been phases of major refurbishment in 2012 and 2014 including roofing, windows, cladding and heating. This did not however cover all buildings and along with dated appearances further costs of £5- £10m were anticipated to fully bring the whole college upto modern standards with a re-freshed life-cycle. Further feasibility study would be incumbent prior to full scoping of such work to ensure relevant and prioritised.

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



* **Important Notes:** This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations, Terms & Conditions.

DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" for the provision of data in these reports were appointed by the respective Colleges, in the case of this Campus the original Surveyors were: XXXXX
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF ORIGINAL SURVEY :	XXXXXXX
SOURCE & USE OF DATA:	<p>This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant that works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations,</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date,compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
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COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B."i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p>

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .

Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.

Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original source data collection data inclusions or exclusions. These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The original Survey will have been non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors would not therefore accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will likely have been inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not inspected.

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: NORTH EAST

CAMPUS: ALTENS

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE: NORTH EAST	<p>Copyright © 2017 MAMG Consultancy</p>	
	CAMPUS: ALTENS		
DETAILS	ADDRESS: St No. (if any): Street: Hareness Road, Altens Industrial Estate Town: Aberdeen (Island): MAINLAND Post Code: AB12 3LE	Approx Total Gross Internal area: 15,641 Date ranges of Construction: 1999 - 2010 (* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose if no area is given, none was provided in the source documentation)	

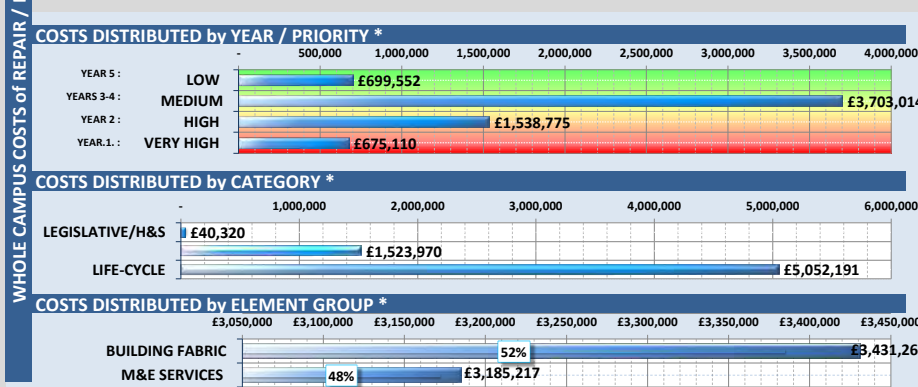
PLAN REF	BUILDING NAMES	Only entered if reasonably discernible from 3rd party data				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *						RELATIVE INDICATOR	
		AVERAGE CONDITION*	CONDITION SPREAD%*				BUILDING TOTAL	£/m2	YEAR 1 VERY HIGH	YEAR 2 HIGH	YEARS 3-4 MEDIUM		YEAR 5 + LOW
		A	B	C	D	£	£	£	£	£	£		
01	Block A	B	0	93	4	3	£ 449,851	£ 487	£ 27,500	£ 364,140	£ 52,920	£ 5,292	
02	Block B & C	B	0	95	5	0	£ 779,121	£ 317	£ 5,166	£ 621,495	£ 148,680	£ 3,780	
03	Block D & E	B	0	98	1	1	£ 2,369,430	£ 879	£ 637,530	£ 162,540	£ 1,187,550	£ 381,780	
04	Block F	B	0	93	6	1	£ 2,046,366	£ 697	£ 3,402	£ 195,300	£ 1,683,864	£ 163,800	
05	Block M	B	13	87	0	0	£ 971,712	£ 147	£ 1,512	£ 195,300	£ 630,000	£ 144,900	
06-20													
TOTALS *							£ 6,616,480	£ 423.02	£ 675,110	£ 1,538,775	£ 3,703,014	£ 699,552	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Constructed circa 1999. Generally the property is in fair condition. External areas are in fair condition, repair works are required to external grounds (£88k), External fabric (£90k) and roofs (£214k). Internal fabric is generally fair. Costs associated with M&E items mainly relate to Heating plant (£30k) and Ventilation/ AC (£20K).
02	Constructed circa 1999. Generally the property is in fair condition. External areas are in fair condition, repair works are required to External fabric (£636k). Internal fabric is generally fair with works being required mainly associated with replacement floor coverings and redecoration (£21K). Costs associated with M&E items mainly relate to Heating plant (£59k) Fire systems (£28k) and Ventilation/ AC (£30K).
03	Constructed circa 1999. Generally the property is in fair condition. External areas are in fair condition, repair works are required to External fabric (£787k) and roof (£378K). Internal fabric is generally fair with works being required mainly associated with replacement floor coverings and redecoration (£5K). Costs associated with M&E items mainly relate to Heating plant (£154k), Electrical (£247k), H&C supplies (£290k), LPHW (£5K) and Ventilation/ AC (£352K).
04	Generally the property is in fair condition. External areas are in fair condition, repair works are required to External fabric (£227k). Internal fabric is generally fair with works being required mainly associated with replacement floor coverings and redecoration (£669K). Costs associated with M&E items mainly relate to Heating plant (£227k), Electrical (£369k), Renewables (£67k), LPHW (£2k) and Ventilation/ AC (£277K), Lifts (£63k), Alarms (£55k), Fire alarms (£65k)
05	Constructed circa 2010. Generally the property is in fair condition. External areas are in fair condition, repair works are required to External fabric (£189k). Internal fabric is generally fair with works being required mainly associated with replacement floor coverings and redecoration (£649K). Costs associated with M&E items mainly relate to H & C Supplies (£134k).
06	
General Notes:	

WORK REQUIRED - PRIORITY CRITERIA *

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- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



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DATE(s) OF ORIGINAL SURVEY :	XXXXXXX
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THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p>

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.

Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original source data collection data inclusions or exclusions. These can be further adjusted by the Estates Department to preference on a building by building basis.

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The original Survey will have been non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors would not therefore accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will likely have been inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not inspected.

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: NORTH EAST

CAMPUS: CLINTERTY

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : NORTH EAST	<p>Copyright © 2017 MAMG Consultancy</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">MAIN BUILDING</p>
	CAMPUS : CLINTERTY		
DETAILS	St No. (if any):	Clinterty	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose if no area is given, none was provided in the source documentation)
	Street:	Kinellar	
	Town:	MAINLAND	
	Island:	AB21 0TZ	
	Post Code:		
	Approx Total Gross Internal area	4,700	
	Date ranges of Construction :	1970	
		(the above is only entered if discernable, no warranty given)	

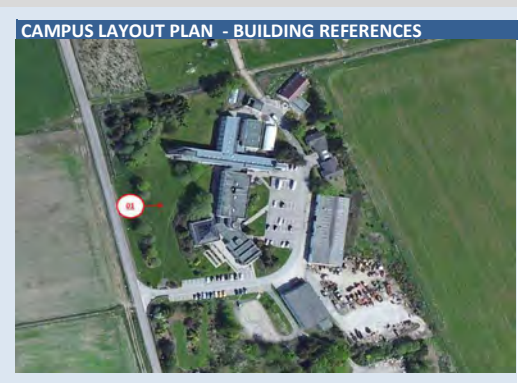
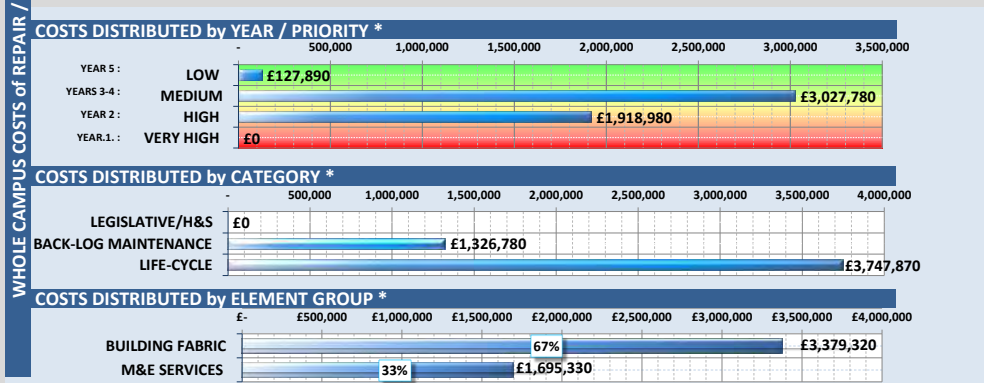
CAMPUS CONDITION & COST SUMMARY	PLAN REF	BUILDING NAMES	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *											
			AVERAGE CONDITION*	CONDITION SPREAD%*				BUILDING TOTAL	£/m2	YEAR 1.	YEAR 2.	YEARS 3-4	YEAR 5. +	RELATIVE INDICATOR
				A	B	C	D			VERY HIGH	HIGH	MEDIUM	LOW	
	01	Main Block (multiple buildings)	C	0	75	22	3	£ 5,074,650	£ 1,079	£ -	£ 1,918,980	£ 3,027,780	£ 127,890	
	02													
	03													
	04													
	05													
	06													
	07													
	08													
	09													
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	18													
	19													
	20													
	TOTALS *							£ 5,074,650	£ 1,079.71	£ -	£ 1,918,980	£ 3,027,780	£ 127,890	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Property originally constructed circa 1970. Generally the property is in fair to poor condition, given its age and lack of major investment large scale elements are in need of expenditure to recover to good conition and extend the asset life. External areas are in fair condition, repair works are required to external grounds (£479k), Roof (£504k) and external elevations (£105k). Internal fabric is generally fair with minor works being required mainly associated with replacement floor coverings and redecoration (£2.29M). Costs associated with M&E items mainly relate to Heating plant (£709k) Hot & Cold water supplies (£385k) and Electrical works (£552k).
02	
03	
04	
05	
06	
07	
08	
General Notes:	Survey was completed by Mitie in 2014 on behalf of the College. Costs have been uplifted by inflation (6%) to present date. The campus was slated for mothballing in recent years however its use has since been re-affirmed to a degree. Likley due to the potential mothballing and the inherent age of the assets they now require major investment to recover to a well maintained condition with a known further useful life. Further feasibility studies have been recommended to assess the long term future and specific Campus needs to ensure any significant re-investment can be focused in a sustainable areas.

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Serices
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



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The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

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The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original source data collection data inclusions or exclusions. These can be further adjusted by the Estates Department to preference on a building by building basis.

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The original Survey will have been non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors would not therefore accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will likely have been inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not inspected.

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

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The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

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The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: NORTH EAST

CAMPUS: FRASERBURGH

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

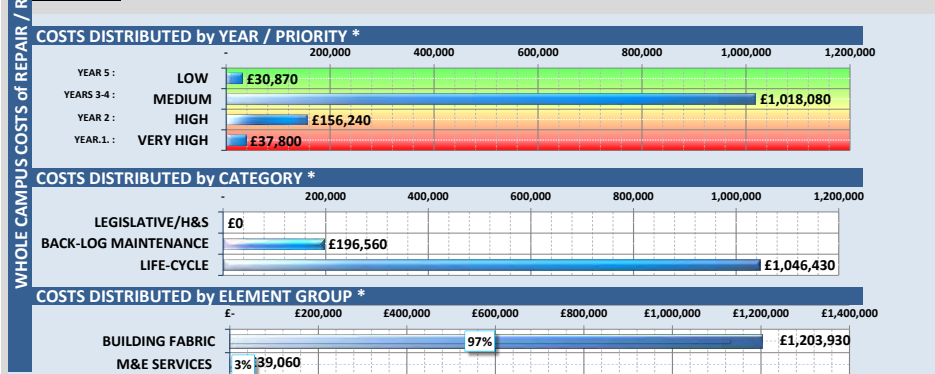
IDENTIFICATION	COLLEGE: NORTH EAST	<p>Copyright © 2017 MAMG Consultancy</p>	<p>MAIN BUILDING</p>
	CAMPUS: FRASERBURGH		
DETAILS	ADDRESS: St No. (if anv): Street: Henderson Road Town: Fraserburgh (Island): MAINLAND Post Code: AB43 9GA	Approx Total Gross Internal area : 15,172 Date ranges of Construction : 1970-2012 (* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose if no area is given, none was provided in the source documentation)	

PLAN REF	BUILDING NAMES	Only entered if reasonably discernable from 3rd party data				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *					RELATIVE INDICATOR		
		AVERAGE CONDITION*	CONDITION SPREAD%*				BUILDING TOTAL	£/m2	YEAR 1.	YEAR 2.		YEARS 3-4	YEAR 5. +
		B	A	B	C	D	£	£	VERY HIGH	HIGH		MEDIUM	LOW
01	Main Block (multiple buildings)	B	0	95	3	2	£ 1,242,990	£ 82	£ 37,800	£ 156,240	£ 1,018,080	£ 30,870	
02													
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20													
TOTALS *							£ 1,242,990	£ 81.93	£ 37,800	£ 156,240	£ 1,018,080	£ 30,870	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Generally the property is in fair condition. External areas are in fair condition, repair works are required to external grounds (£132k), Structure (£139k), Elevations (£258k) and roofs (£189k). Internal fabric is generally fair with works being required mainly associated with the replacement of sanitaryware (£312k), replacement floor coverings and redecoration (£174k). Costs associated with M&E items mainly relate to drainage (£13k) Heating plant (£5k) and Ventilation/ AC (£21k).
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General Notes:	With some buildings probably dating to 1970's there was a major refurbishment and new development in 2012. It did not cover all elements or areas of the Campus however and a 2014 masterplan is in the process of implementation, at the time this envisaged further spends of £5-£7m.

WORK REQUIRED - PRIORITY CRITERIA *	
LOW	Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
MEDIUM	Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
HIGH	Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
VERY HIGH	Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



*** Important Notes:** This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations, Terms & Conditions.

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

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for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: NORTH EAST

CAMPUS: MACDUFF

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : NORTH EAST	 Copyright © 2017 MAMG Consultancy	MAIN BUILDING
	CAMPUS : MACDUFF		
DETAILS	Address: St No. (if any): 1 Street: Fife Street Town: MacDuff (Island): MAINLAND Post Code: AB44 1XR	Approx Total Gross Internal area : 609 Date ranges of Construction : 1920 (* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose if no area is given, none was provided in the source documentation)	

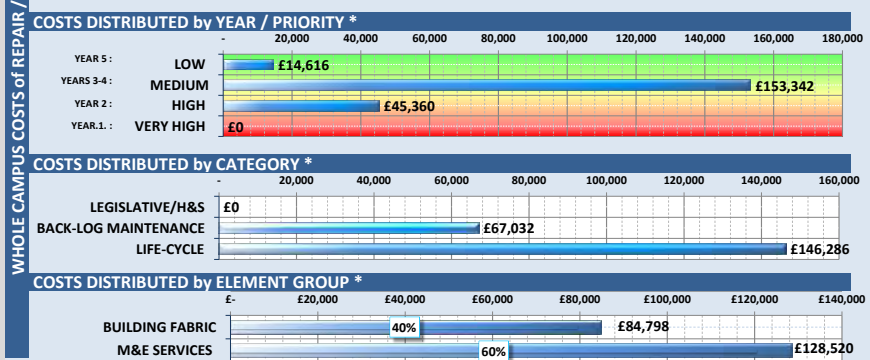
PLAN REF	BUILDING NAMES	Only entered if reasonably discernible from 3rd party data				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *					RELATIVE INDICATOR		
		AVERAGE CONDITION*	CONDITION SPREAD%*				BUILDING TOTAL	£/m2	YEAR 1	YEAR 2		YEARS 3-4	YEAR 5 +
		B	A	B	C	D	£	£	VERY HIGH	HIGH		MEDIUM	LOW
01	Main Building	B	0	92	7	1	£ 213,318	£ 350	£ -	£ 45,360	£ 153,342	£ 14,616	
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19													
20													
TOTALS *							£ 213,318	£ 350.28	£ -	£ 45,360	£ 153,342	£ 14,616	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Converted school, last refurbished 2012. Generally the property is in fair condition. External areas are in fair condition, repair works are required to external grounds (£20k) and roofs (£25k). Internal fabric is generally fair with minor works being required mainly associated with replacement floor coverings and redecoration (£37k). Costs associated with M&E items mainly relate to Mains Services (£68k) Heating plant (£23k) and Ventilation/ AC (£15K).
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General Notes:	Survey was completed by Mitie in 2015 on behalf of North East UHI. Costs have been uplifted by inflation (6%) to present date.

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



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DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
	<p>GENERAL : This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of backlog / catch-up maintenance, and life-cycle.</p>
	<p>THE "SURVEYORS": The "Surveyors" for the provision of data in these reports were appointed by the respective Colleges, in the case of this Campus the original Surveyors were: XXXXX</p>
	<p>THE "PROJECT MANAGER": The "Project Manager" is Gardiner & Theobald LLP.</p>
	<p>THE "ESTATE": The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)</p>
	<p>THE "USER": The "User" is Gardiner & Theobald and the Scottish Funding Council</p>
	<p>INSTRUCTING PARTY ("USER"): This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.</p>
	<p>DATE(s) OF ORIGINAL SURVEY : XXXXXX</p>
	<p>SOURCE & USE OF DATA: This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations,</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date,compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
	<p>ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY: Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate</p>
	<p>COPYRIGHT & INTELLECTUAL PROPERTY: Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p>
	<p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
	<p>THE DATABASE "ISSUER": MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB</p>
	<p>SCOPE OF SURVEY & LIMITATIONS: The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B."i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p>

Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.

Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original source data collection data inclusions or exclusions. These can be further adjusted by the Estates Department to preference on a building by building basis.

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The original Survey will have been non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors would not therefore accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will likely have been inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not inspected.

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

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for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: NORTH EAST

CAMPUS: PETERHEAD

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : NORTH EAST	MAMG CONSULTANCY Copyright © 2017 MAMG Consultancy	MAIN BUILDING	
	CAMPUS : PETERHEAD			
DETAILS	St No. (if any):	South Road		
	Address: Street: Town: (Island): Post Code:	Peterhead MAINLAND AB42 2UP		
Approx Total Gross Internal area: 627		(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose. If no area is given, none was provided in the source documentation)		
Date ranges of Construction: 1995		(the above is only entered if discernable, no warranty given)		

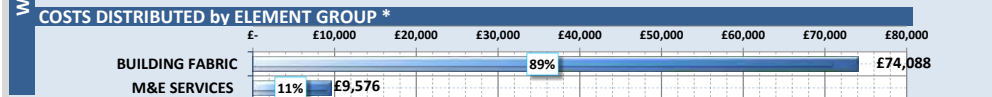
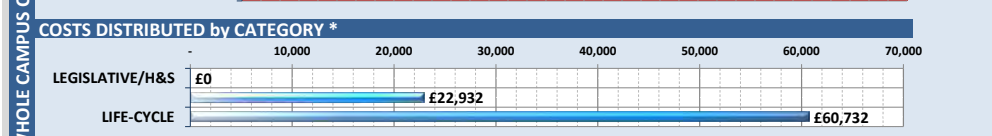
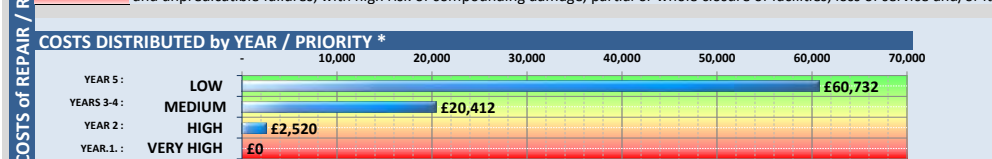
PLAN REF	BUILDING NAMES	Only entered if reasonably discernable from 3rd party data					BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *					RELATIVE INDICATOR	
		AVERAGE CONDITION*	CONDITION SPREAD%**				BUILDING TOTAL	£/m2	YEAR 1. VERY HIGH	YEAR 2. HIGH	YEARS 3-4 MEDIUM		YEAR 5. + LOW
		A	B	C	D	£	£	£	£	£	£		
01	Main Building	B	0	97	3	0	£ 83,664	£ 133	£ -	£ 2,520	£ 20,412	£ 60,732	
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20													
TOTALS *						£ 83,664	£ 133.44	£ -	£ 2,520	£ 20,412	£ 60,732		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Generally the property is in fair to good condition. External areas are in fair condition, repair works are required to structural parts of external elevations (£3k). Internal fabric is generally fair with works being required mainly associated with replacement floor coverings and redecoration and ceiling tile replacements (£77k). Costs associated with M&E items mainly relate to heating plant (£8k).
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General Notes:	Surveyed by in 2015 by Mitie, costs uplifted by 6% to reflect inflation to present date.

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



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GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" for the provision of data in these reports were appointed by the respective Colleges, in the case of this Campus the original Surveyors were: XXXXX
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF ORIGINAL SURVEY :	XXXXXXX
SOURCE & USE OF DATA:	<p>This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant that works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations,</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date,compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p>

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.

Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original source data collection data inclusions or exclusions. These can be further adjusted by the Estates Department to preference on a building by building basis.

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The original Survey will have been non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors would not therefore accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will likely have been inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not inspected.

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

4.18. NORTH HIGHLAND COLLEGE (UHI)

ALNESS

DALE FARM, HALKIRK

DORNOCH BURGHELD HOUSE

DORNOCH ROSS HOUSE

THURSO CASTLE STREET

THURSO ORMLIE ROAD

WICK

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** NORTH HIGHLAND UHI**CAMPUS:** ALNESS

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : NORTH HIGHLAND UHI	<p>Copyright © 2017 MAMG Consultancy</p>	
	CAMPUS : ALNESS		
DETAILS	ADDRESS: St No. (if any): Tern House Street: Off Fyrish View Town: Alness Island: MAINLAND Post Code: IV17 OUP	Approx Total Gross Internal area : 2,108 Date ranges of Construction : 2000	

(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)

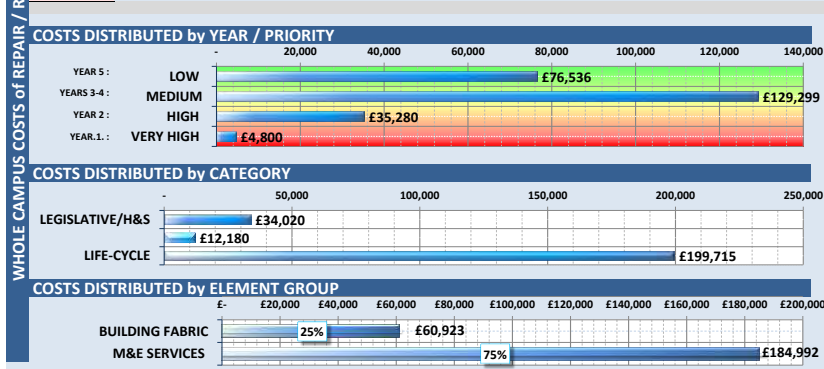
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL	£/m2	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*				RELATIVE INDICATOR
			A	B	C	D			YEAR 1	YEAR 2	YEARS 3-4	YEAR 5 +	
			10	78	10	2			VERY HIGH	HIGH	MEDIUM	LOW	
01	Tern House	B	10	78	10	2	£ 245,915	£ 117	£ 4,800	£ 35,280	£ 129,299	£ 76,536	
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TOTALS *							£ 245,915	£ 116.66	£ 4,800	£ 35,280	£ 129,299	£ 76,536	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Generally in good condition however some of the M&E installations are approaching significant anticipated life-cycle replacements. Primary elements of spend to building fabric relate to misc. external works (£10k), and internal decoration (45k). M&E installation costs relate to replacement of a non-compliant DDA lift - perhaps on needs only basis (£24k), main lift life cycle works (£53k), replacement AC (£47k), replacement lighting (£48k), replacement of damaged floor boxes (£8k) and life cycle on the fire panel (£3.6k).
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General Notes:	Building on business park, 20 miles from Inverness College. Being maintained but monitoring student numbers and courses.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.
	No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.
	No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.
	Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.
	In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.
	Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.
	The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .
	Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.
	Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** NORTH HIGHLAND UHI**CAMPUS:** DALE FARM (Halkirk)

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : NORTH HIGHLAND UHI	 Copyright © 2017 MAMG Consultancy	MAIN BUILDING	
	CAMPUS : DALE FARM (Halkirk)			
DETAILS	ADDRESS: St No. (if anv): Street: Dale Farm Town: Halkirk (Island): MAINLAND Post Code: KW12 6UW	Approx Total Gross Internal area : 3,800 Date ranges of Construction : 1900 - 2015		
	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other			

PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR	
			A	B	C	D	TOTAL	£/m2	YEAR.1	YEAR.2	YEARS 3-4		YEAR.5. +
			45	45	1	9	£ 302,670	£ 132	£ 63,570	£ 37,980	£ 201,120		£ -
01	Steadings	B	45	45	1	9	£ 302,670	£ 132	£ 63,570	£ 37,980	£ 201,120	£ -	
02	Indoor Menage	B	56	25	0	19	£ 30,486	£ 22	£ 22,200	£ 8,052	£ -	£ -	
03	Cottage	B	14	78	7	1	£ 15,445	£ 154	£ 4,572	£ 1,440	£ 6,073	£ 3,360	
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TOTALS *						£ 348,601	£ 91.74	£ 90,342	£ 47,472	£ 207,193	£ 3,360		

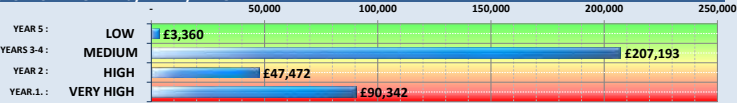
* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The Steadings are old assets but have been significantly refurbished internally at least in recent years. Given their age however and sprawling extent there are a range of catch-up maintenance activities for building fabric and some more acute health & safety issues from an M&E perspective. Significant Building Fabric costs relate to replacement of cracking concrete hardstandings (£73k), local structural repairs to walling (£18k), repairs to render (£30k), re-pointing (£27k) roof repairs (£28k), new external doors or redecor (£10k); internal decor (£32k), floor finishes (£10k). M&E works include improvement to ambient lighting around the buildings (£47k), emergency lighting (£7k), water installations (£4k) and power installations (£6k).
02	The indoor menage is only a couple of years old and thus should be in as-new condition. While this is the case for the Building fabric to which there are negligible works (less than £1k), the M&E Survey has identified a number of abnormal statutory compliance aspects which appear to have not been sufficiently installed. These include lack of emergency lighting (£3k) wayfinding (street-lighting) to and from the building (£5k), defective main lighting (£6k) and lack of fire protective installations (£14k). Further investigations should be progressed with the Building's Design Team to explore the reasons for these considering normal Building Regulations and the need to provide a safe environment for students to attend (at times of year including darkness in winter afternoons). There may be valid explanations for these issues however at present the Engineers consider it prudent that costs be allowed for a measure of upgrades.
03	The works to the cottage and its shed are fairly regular maintenance activities with the most significant being external decoration to render (£2k), work to roofs (£1.5k), external doors (£1.5k) and internal decoration (£3k). M&E issues include replacement of dated electric heating (£1.5) and a measure of improved ambient lighting around the building (£1.8k).
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General Notes:	The Farm is Leased, the Menage has been constructed in the last couple of years. While this is new and the Farm sections have been refurbished in recent times, there are a number of significant safety related issues mainly relating to lighting, emergency lighting and fire panels which need action to ensure student safety.

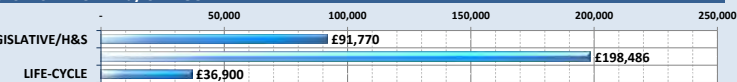
WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.

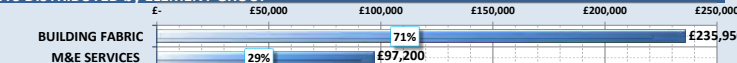
COSTS DISTRIBUTED by YEAR / PRIORITY



COSTS DISTRIBUTED by CATEGORY



COSTS DISTRIBUTED by ELEMENT GROUP



CAMPUS LAYOUT PLAN - BUILDING REFERENCES



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.
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ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.
	Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.
	In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.
	Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.
	The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .
	Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.
	Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: NORTH HIGHLAND UHI

CAMPUS: DORNOCH (Burghfield House)

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : NORTH HIGHLAND UHI	<p>Copyright © 2017 MAMG Consultancy</p>	MAIN BUILDING	
	CAMPUS : DORNOCH (Burghfield House)			
DETAILS	ADDRESS: St No. (if any): Street: Cnoc - an- Lobht Town: Dornoch Island: MAINLAND Post Code: IV35 3HW	Approx Total Gross Internal area : 1,342 Date ranges of Construction : 1895 - 2011		
	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)			

PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR		OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*				RELATIVE INDICATOR
			A	B	C	D	TOTAL	£/m2	YEAR 1	YEAR 2	YEARS 3-4	YEAR 5 +	
			0	92	2	6	£ 228,744	£ 175	£ 16,176	£ 146,160	£ 10,992	£ 55,416	
02	Garage/Store	C	13	48	14	25	£ 37,482	£ 1,041	£ -	£ -	£ 37,482	£ -	
TOTALS *							£ 266,226	£ 198.38	£ 16,176	£ 146,160	£ 48,474	£ 55,416	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The main building underwent major renovation in 2009, this internal repairs and renewals are fairly minimal. Externals received partial refurbishment however given the age and nature of the buildings significant elements of back-log maintenance (walls, roof, windows) and partial renewals (windows) require work. Significant cost elements relate to: Stone walling (£80k), replacement windows (£15k), works to roofs, gutters and downpipes (£25k) - Scaffolding and access required in association (£30k). Internally a budget for partial decoration should be allowed (£42k) and flooring works (£15k). M&E works are fairly minimal with an allowance for specific defects on boilers and lifts. (£12k) .
02	This building was originally a garage with a pit. It hasn't operated as a garage for years but is currently being used for storage of items because of lack of storage in the main building. There is a gravel road leading to the building which is in poor condition (£3.6k) and it is heavily overgrown (£4.5k) and generally unmaintained. A wide range of works would be required to bring the building back to good and safe condition incl. new roof, gutters and downpipes (£15k), external and internal walling (£7k), new doors (£3.6k) and basic power and lighting systems replacements (£3k).
General Notes:	Hotel and teaching facility (Golf & Hospitality), the College is intending to favourite this location out of the two in Dornoch (Ross House Campus has recently been put on sale), proceeds to be re-invested in the Burghfield House Campus, including potential extension of the buildings.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.

COSTS DISTRIBUTED by YEAR / PRIORITY

YEAR 5 : LOW	£55,416
YEARS 3-4 : MEDIUM	£48,474
YEAR 2 : HIGH	£146,160
YEAR 1. : VERY HIGH	£16,176

COSTS DISTRIBUTED by CATEGORY

LEGISLATIVE/H&S	£84,936
LIFE-CYCLE	£125,922
	£55,368

COSTS DISTRIBUTED by ELEMENT GROUP

BUILDING FABRIC	95%	£252,306
M&E SERVICES	5%	£13,920

CAMPUS LAYOUT PLAN - BUILDING REFERENCES

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GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
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The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

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Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

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BACK-LOG MAINTENANCE & CONDITION SURVEYS

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: NORTH HIGHLAND UHI

CAMPUS: DORNOCH (Ross House)

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : NORTH HIGHLAND UHI		
	CAMPUS : DORNOCH (Ross House)		
DETAILS	ADDRESS: St No. (if any): Street: Grange Road Town: DORNOCH (Ross House) Island: MAINLAND Post Code: iv25 3le	Approx Total Gross Internal area : 961 Date ranges of Construction : 1896	
	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)		

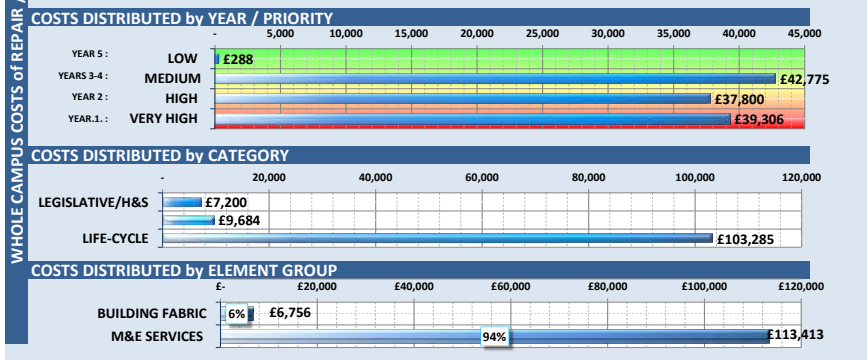
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR	
			A	B	C	D	TOTAL	£/m2	YEAR 1. VERY HIGH	YEAR 2. HIGH	YEARS 3-4 MEDIUM		YEAR 5. + LOW
			01	Ross House	B	7	79	12	2	£ 119,329	£ 129		£ 38,466
02	Outbuilding	C	0	40	23	37	£ 840	£ 23	£ 840	£ -	£ -	£ -	
03													
04													
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TOTALS *						£ 120,169	£ 125.05	£ 39,306	£ 37,800	£ 42,775	£ 288		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The building is currently up for sale as noted below. It is in fair to good condition although significant investment is being held-back given the planned disposal. The costs allowed reflect this position and only cover essential wind and weathertight and works to life protective M&E systems or to maintain in operational condition until such time as the asset is disposed of in the short term. These comprise building fabric (£5k), but more significant M&E elements where failures may be unpredictable and call for unplanned or undesirable works given the present position: Emergency lighting (£6k), Boilers and pipeworks (£40k), Lighting systems (£15k), Power installations (£38k) and calorifiers (£11k)
02	The outbuilding is currently disused and windows have been boarded up. Extensive works would be required to bring this back into good condition and fit-for-purpose, however given the pending sale no priority is being given to this. Costs allowed are therefore minimised to basic essentials to keep the building weather-tight, and only comprise minor roof works at less than £1k.
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General Notes:	The College is looking to rationalize its two locations in Dornoch, this and Burghfield House. Although it is still operational, the decision has been made to sell Ross House and it is currently on the market for offers in the regions of £1.25m . If the sale is successful the College would vacate by the end of 2018.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



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	<p>DATE(s) OF SURVEY : March to July 2017</p>
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	<p>THE DATABASE "ISSUER": MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB</p>
	<p>SCOPE OF SURVEY & LIMITATIONS: The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p>

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: NORTH HIGHLAND UHI

CAMPUS: THURSO - CASTLE ST

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : NORTH HIGHLAND UHI	<p>Copyright © 2017 MAMG Consultancy</p>	<p>MAIN BUILDING</p>
	CAMPUS :		
DETAILS	ADDRESS: St No. (if any): Street: Castle Street Town: Thurso (Island): MAINLAND Post Code: KW14 7JD	Approx Total Gross Internal area : 853 Date ranges of Construction : 1900 / 1950 / 2007	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)

PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL	£/m2	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR
			A	B	C	D			YEAR.1. VERY HIGH	YEAR.2. HIGH	YEARS 3-4 MEDIUM	YEAR.5. + LOW		
01	ERI Building	B	20	70	3	7	£ 196,612	£ 267	£ 29,520	£ 1,800	£ 165,293	£ -	-	
02	Garage & Store	B	20	78	2	0	£ 1,140	£ 15	£ -	£ -	£ 1,140	£ -	-	
03	Shed	A	54	46	0	0	£ 1,075	£ 49	£ -	£ -	£ 1,075	£ -	-	
04	Store	B	33	61	3	3	£ 2,586	£ 118	£ 2,002	£ 180	£ 404	£ -	-	
05-20														
TOTALS *						£ 201,413	£ 236.12	£ 31,522	£ 1,980	£ 167,912	£ -			

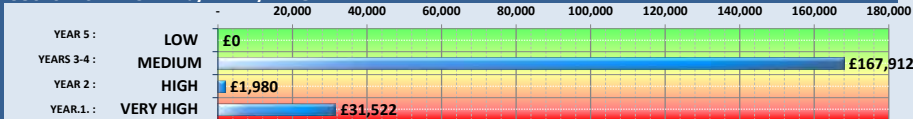
* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The building was last refurbished in 1996 when the College took it over and is generally in good condition relative to its age. The range of items and costs allowed for include repairs to boundary wall and paving (£24k), windows and doors (£24k), roofing works (£38k) and external walling (£18k). Internally the budgets cover decoration (£21k) and floor finishes (£9k). M&E related items include life cycle replacement of lighting (£54k) and isolated power (£2k). The College would like to change the windows which offer poor performance but are we understand restricted in doing so to an extent by the Listed status of the building.
02	This is a garage and a store, the College personell were not clear whether it was owned or had been disposed of, there was no access on the day of the survey. It has been heavily refurbished externally in the last couple of years and generally in good condition. In any event repairs are limited to isolated render and cleaning of moss. (£1k)
03	The building comprises a large timber shed and is in good condition with only cyclic external decoration required. (£1k)
04	The building comprises a 1900's lean-to stone built store with ancillary plant or equipment. Costs for repairs are mainly for re-slating the roof and external decoration which are poor. (£2k)
05-10	
General Notes:	Main building is listed and in a conversation area, it dates from 1900 and is in good condition for its age although the last major refurbishment was in 1996 when the College took it over and some elements are now starting to demand higher spends. The College indicates that it is considering future use/ fit-for-purpose as due to the buildings physical constraints and listed status there is limited adaptability, further study should be undertaken prior to any major expenditure.

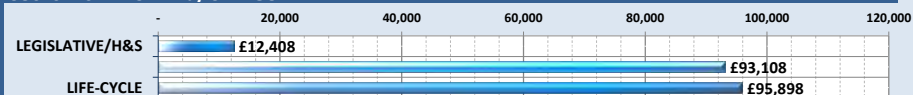
WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.

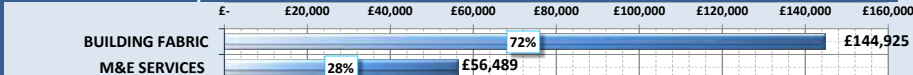
COSTS DISTRIBUTED by YEAR / PRIORITY



COSTS DISTRIBUTED by CATEGORY



COSTS DISTRIBUTED by ELEMENT GROUP



CAMPUS LAYOUT PLAN - BUILDING REFERENCES



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.
	No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date,compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.
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	Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.
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	Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

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This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

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The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** NORTH HIGHLAND**CAMPUS:** THURSO (Ormlie Road)

JUNE 2017

- 1 - **WHOLE CAMPUS CONDITION SUMMARY**
- 2 - **SURVEY SCOPE & LIMITATIONS**
- 3 - **INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

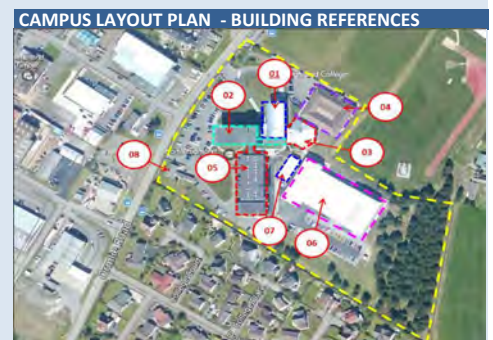
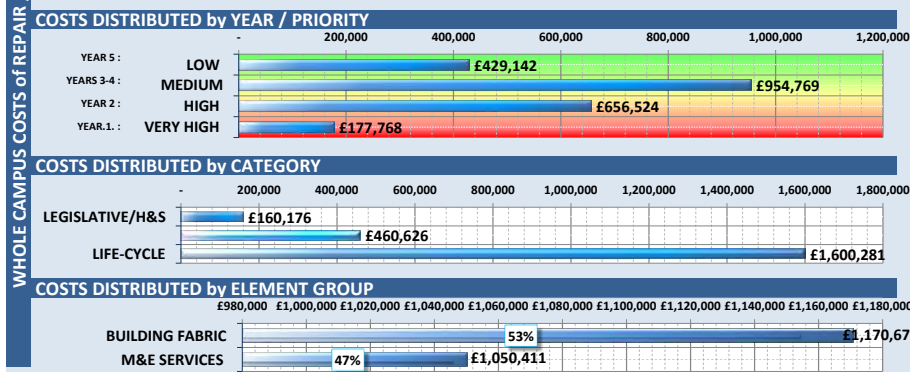
IDENTIFICATION	COLLEGE : NORTH HIGHLAND UHI	 Copyright © 2017 MAMG Consultancy	MAIN BUILDING	
	CAMPUS : THURSO (Ormlie Rd)			
DETAILS	St No. (if any):		(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)	
	Street:	Ormlie Road		
Town:	Thurso			
Post Code:	KW14 7EE			
Approx Total Gross Internal area		10,946		
Date ranges of Construction :		1960 - 2012		

PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL	£/m2	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR
			A	B	C	D			YEAR 1. VERY HIGH	YEAR 2. HIGH	YEARS 3-4 MEDIUM	YEAR 5. + LOW		
			01	CREE	A	71			27	0	2	£ 481,770	£ 438	
02	Tower	B	9	65	17	9	£ 1,189,667	£ 465	£ 117,000	£ 481,944	£ 307,223	£ 283,500		
03	Dome	B	12	86	2	0	£ 67,835	£ 82	£ 16,020	£ -	£ 13,626	£ 38,189		
04	Morven	B	13	83	3	1	£ 136,367	£ 119	£ 6,972	£ 1,200	£ 20,742	£ 107,453		
05	Construction	B	12	83	3	2	£ 262,350	£ 149	£ 15,936	£ 150,490	£ 95,924	£ -		
06	ETEC	A	75	25	0	0	£ 69,900	£ 21	£ -	£ -	£ 69,900	£ -		
07	Boiler House	A	87	13	0	0	£ 1,194	£ 6	£ -	£ -	£ 1,194	£ -		
08	House	B	9	79	4	8	£ 1,200	£ 2,880	£ -	£ 9,120	£ -	£ -		
09														
10														
11														
12														
13														
14														
15														
16														
17														
18														
19														
20														
TOTALS *						£2,210,283	£ 201.93	£ 177,768	£ 656,524	£ 954,769	£ 429,142			

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Dating from 2011 , generally the property is in good condition. Repair/ lifecycle replacement works are required to external curtilage (£400k), External Fabric (£7k) and Roofs (£24k). Internal fabric is generally good with works being required mainly associated with lifecycle replacement floor coverings and redecoration (£50k).
02	The building is in fair condition but dating from the 1960's significant lifecycle works are now envisaged. There are repairs required to the Structure (£6k), External Fabric (£319k). The internal works budget primarily relates internal fabric repairs and decoration (£119k). Costs associated with M&E items mainly relate to Electrical (£476k), H&C Supplies (£154k) and Lifts (£108k).
03	The building dates from 2000. Repair works are required to Roofs (£10k). The internal works budget primarily relates internal fabric repairs and decoration (£37k). Costs associated with M&E items mainly relate to Alarms (£13k).
04	Dating from 1994 repair works are required to Roofs (£12k) and External Fabric (£6k). The internal works budget primarily relates internal fabric repairs and decoration (£10k). Costs associated with M&E items mainly relate to Electrical (£107k).
05	Dating from 1965 although variously modified in uses over that time. Repair works are required to Roofs (£8k) and External Fabric (£25k). The internal works budget primarily relates internal fabric repairs and decoration (£54k). Costs associated with M&E items mainly relate to Electrical systems (£173k).
06	The property was constructed in 2012 and is in good condition, with only minor isolated repairs required externally and Internal fabric repairs mainly relating to lifecycle replacements of decoration. (£60k)
07	Good condition, new in 2012, minor external fabric repairs only.
08	Generally fair condition with isolated external and internal fabric repairs required (£7k). M&E repairs include Electrical systems, Heating and Fire systems (£5k).
General Notes:	Recent new builds include a new biomass boiler / boiler house and the CREE building while the ETEC is also only 5 years old. The Estate strategy considers that the Tower needs major full element refurbishment and renewals and also that the Morven building may no longer be fit-for-purpose.

WORK REQUIRED - PRIORITY CRITERIA	
LOW	Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
MEDIUM	Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
HIGH	Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
VERY HIGH	Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



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DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p> <p>Professionals Fees and VAT are not included.</p>

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** NORTH HIGHLAND UHI**CAMPUS:** WICK

JUNE 2017

- 1 - **WHOLE CAMPUS CONDITION SUMMARY**
- 2 - **SURVEY SCOPE & LIMITATIONS**
- 3 - **INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : NORTH HIGHLAND UHI	<p>Copyright © 2017 MAMG Consultancy</p>	
	CAMPUS : WICK		
DETAILS	ADDRESS: St No. (if any): Street: The Shore Town: Wick Island: MAINLAND Post Code: kw1 4JW	Approx Total Gross Internal area : 350	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)
		Date ranges of Construction : 1900 -2000	

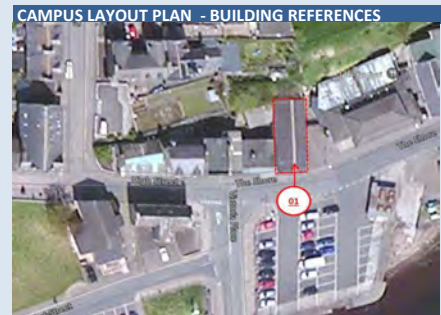
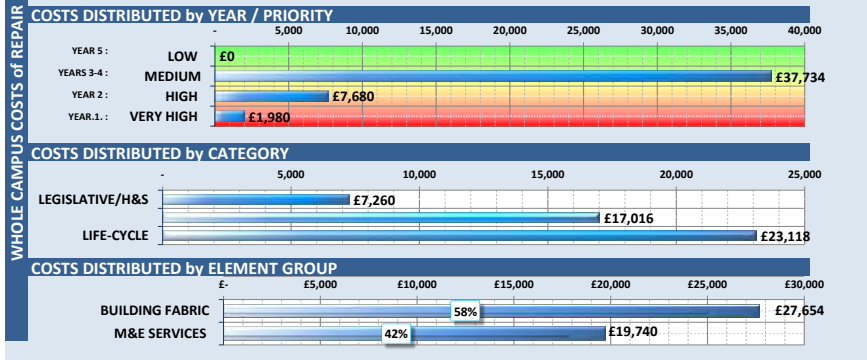
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR		OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*				RELATIVE INDICATOR
			A	B	C	D	TOTAL	£/m2	YEAR 1.	YEAR 2.	YEARS 3-4	YEAR 5. +	
							£	£	VERY HIGH	HIGH	MEDIUM	LOW	
01	Main Building	B	5	81	10	4	£ 47,394	£ 151	£ 1,980	£ 7,680	£ 37,734	£ -	
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03													
04													
05													
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16													
17													
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19													
20													
TOTALS *							£ 47,394	£ 135.41	£ 1,980	£ 7,680	£ 37,734	£ -	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Building presently not in use and maintenance has been neglected. Tasking is largely dealing with wind and weather-tightness (£10k), and internal décor (£12k), floor finishes (£7k). M&E installations have been mothballed to an extent and costs are made up of re-testing, commissioning and flushing (£9k), and allowance for replacement of old storage heaters throughout (£10k)
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General Notes:	The building has been largely vacant for the last two years, the College indicate that the suitability of the location and facilities are diminishing and combined with age and higher maintenance costs it is likely that the asset will be disposed of in the medium term.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
	<p>GENERAL : This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.</p>
	<p>THE "SURVEYORS": The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.</p>
	<p>THE "PROJECT MANAGER": The "Project Manager" is Gardiner & Theobald LLP.</p>
	<p>THE "ESTATE": The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)</p>
	<p>THE "USER": The "User" is Gardiner & Theobald and the Scottish Funding Council</p>
<p>INSTRUCTING PARTY ("USER"):</p>	<p>This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.</p>
<p>DATE(s) OF SURVEY :</p>	<p>March to July 2017</p>
<p>USE OF DATA:</p>	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
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<p>COPYRIGHT & INTELLECTUAL PROPERTY:</p>	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
<p>THE DATABASE "ISSUER":</p>	<p>MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB</p>
<p>SCOPE OF SURVEY & LIMITATIONS:</p>	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p>

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

4.19. ORKNEY COLLEGE (UHI)

KIRKWALL MAIN CAMPUS

KIRKWALL NORDIC STUDIES

STROMNESS MARITIME STUDIES

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** ORKNEY UHI**CAMPUS:** KIRKWALL

JUNE 2017

- 1 - **WHOLE CAMPUS CONDITION SUMMARY**
- 2 - **SURVEY SCOPE & LIMITATIONS**
- 3 - **INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : ORKNEY UHI	 Copyright © 2017 MAMG Consultancy
	CAMPUS : KIRKWALL	
DETAILS	ADDRESS: St No. (if any): Street: East Road Town: Kirkwall (Island): Orkney Post Code: KW15 1LX	 MAIN BUILDING
	Approx Total Gross Internal area : 6,674 Date ranges of Construction : 1971 - 2012	

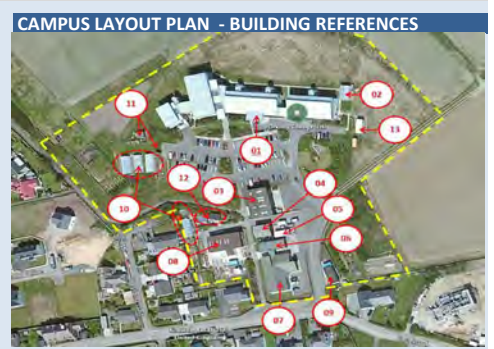
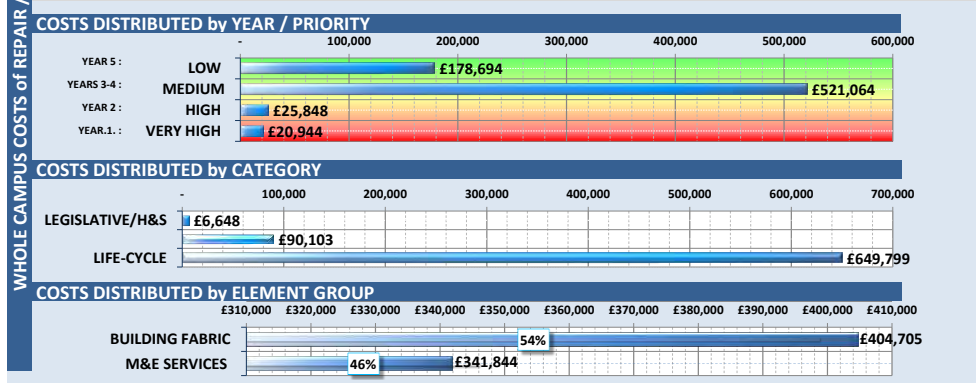
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL	£/m2	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*				RELATIVE INDICATOR
			A	B	C	D			YEAR 1	YEAR 2	YEARS 3-4	YEAR 5 +	
									VERY HIGH	HIGH	MEDIUM	LOW	
01	Main Building	B	5	84	10	1	£ 548,916	£ 118	£ 1,800	£ 4,728	£ 435,986	£ 106,402	
02	Utility/Store	B	0	81	19	0	£ 5,626	£ 113	£ 3,480	£ 900	£ 480	£ 766	
03	Joiners Workshop	B	6	88	4	2	£ 37,448	£ 125	£ 4,096	£ 3,600	£ 19,800	£ 9,953	
04	Metal Workshop	C	10	58	30	2	£ 35,820	£ 478	£ 7,428	£ 2,880	£ 25,512	£ -	
05	Portacabin	B	0	86	14	0	£ 2,700	£ 68	£ 960	£ -	£ -	£ 1,740	
06	Agricultural Workshop	C	7	76	14	3	£ 31,942	£ 333	£ 1,200	£ 13,200	£ 8,508	£ 9,034	
07	Agricultural Centre	B	6	86	4	4	£ 65,009	£ 166	£ 900	£ -	£ 28,378	£ 35,731	
08	Trowel Trades	B	7	92	1	0	£ 4,530	£ 20	£ -	£ -	£ 2,400	£ 2,130	
09	Garage Block	B	17	83	0	0	£ 2,834	£ 16	£ 540	£ -	£ -	£ 2,294	
10	All Polytunnels	B	0	100	0	0	£ 9,264	£ 28	£ -	£ -	£ -	£ 9,264	
11	Sheds, Stores, Main Building	A	20	80	0	0	£ 518	£ 22	£ -	£ -	£ -	£ 518	
12	Sheds, Stores, Trowel Trades	B	20	80	0	0	£ 682	£ 14	£ -	£ -	£ -	£ 682	
13	Portacabin, Main Building	B	0	96	4	0	£ 1,260	£ 35	£ 540	£ 540	£ -	£ 180	
14													
15													
16													
17													
18													
19													
20													
TOTALS *							£ 746,549	£ 111.86	£ 20,944	£ 25,848	£ 521,064	£ 178,694	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	External areas are in fair condition with isolated items in need of repair (£18k). The building dates from 1999 and is generally in good condition. Repair works are required to Roofs (£41k). The internal works budget primarily relates internal fabric repairs and decoration (£212k) and the cyclical replacement of sanitaryware (£27k). Costs associated with M&E items mainly relate to Lift replacement (£76k), replacement of LPHW plant and pipework and Ventilation equipment repairs and equipment replacement (£14k).
02	The cabin dates from 1999 and the works budget primarily relates to works required to upgrade and repair the electrical systems throughout the property.
03	The workshop dates from 1999 and is generally in good condition. Isolated repair works are required to Roofs (£1.5k) and external fabric (£3k). The internal works budget primarily relates internal fabric repairs and decoration (£7k). Costs associated with M&E items mainly relate to the replacement of LPHW plant and pipework (£22k) and repairs to electrical systems (£14k).
04	Dating from 1987, isolated repair works are required to Roofs (£1k) and external fabric (£1.5k). The costs associated with M&E items mainly relate to the replacement and repairs to electrical systems (£12k) and the replacement of Ventilation/ AC plant (£12k).
05	The cabin is only approx. 7 years old and isolated repairs required to internal and external fabric (£2.5k)
06	The building ages from circa 1971. Isolated repairs required throughout, in particular to Roofs (£7k) and Heating plant (£13k).
07	The building ages from circa 1971. Isolated repair works are required to Roofs (£5k) and external fabric (£9k). The internal works budget primarily relates internal fabric repairs and decoration (£15k) and for the replacement of sanitaryware (£39k). Costs associated with M&E items mainly relate to repairs and replacement of the electrical systems (£22k).
08	The trades building is relatively new and was completed in around 2007. Isolated repairs required to internal and external fabric (£5k).
09	Isolated repairs required to internal and external fabric (£6k).
10	The works budget primarily relates to works required to the external fabric (£9k).
11	Isolated repairs required to the external fabric.
12	Isolated repairs required to the external fabric.
13	Isolated repairs required to the Roof, internal and external fabric.
General Notes:	The College states that this Estate belongs to Orkney Islands Council and as such Estate Strategy also has to fit within OIC Management strategy. The buildings are generally in good condition and relatively modern.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.
	No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.
	No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.
	Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.
	In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.
	Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.
	The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .
	Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.
	Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.
	Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this survey and data does not encompass a room by room inspection or the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: ORKNEY UHI

CAMPUS: KIRKWALL (Nordic Studies)

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : ORKNEY UHI	<p>Copyright © 2017 MAMG Consultancy</p>	<p>MAIN BUILDING</p>
	CAMPUS : STROMNESS (Nordic Studies)		
DETAILS	ADDRESS: St No. (if any): Street: Junction Road Town: Kirkwall Island: ORKNEY Post Code: KW15 1LB	Approx Total Gross Internal area : 205 Date ranges of Construction : 2003	

(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)

PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR	
			A	B	C	D	BUILDING TOTAL	£/m2	YEAR 1	YEAR 2	YEARS 3-4		YEAR 5 +
			28	72	0	0	£ 6,888	£ 34	VERY HIGH	HIGH	MEDIUM		LOW
01	Main Building	B	28	72	0	0	£ 6,888	£ 34	£ -	£ -	£ -	£ 6,888	
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03													
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TOTALS *							£ 6,888	£ 33.60	£ -	£ -	£ -	£ 6,888	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The building is leased on an internal repairing basis only and is in good condition, the only significant item of work would be budget for redecoration at circa £7k towards the end of the 5 year look-ahead of this report.
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General Notes:	The accommodation only extends to several rooms in the ground floor of the building. The building is leased on an internal repairing basis only.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.

WHOLE CAMPUS COSTS OF REPAIR / RENEWALS	COSTS DISTRIBUTED by YEAR / PRIORITY	<p>CAMPUS LAYOUT PLAN - BUILDING REFERENCES</p>
	YEAR 5 : LOW £6,888 YEARS 3-4 : MEDIUM £0 YEAR 2 : HIGH £0 YEAR 1.1 : VERY HIGH £0	
	COSTS DISTRIBUTED by CATEGORY	
	LEGISLATIVE/H&S £0 LIFE-CYCLE £6,888	
	COSTS DISTRIBUTED by ELEMENT GROUP	
	BUILDING FABRIC 100% £6,888 M&E SERVICES 0%	

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GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
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THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
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	Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.
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The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

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Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

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The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS



for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: ORKNEY UHI

CAMPUS: STROMNESS (Maritime Studies)

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : ORKNEY UHI	 Copyright © 2017 MAMG Consultancy	MAIN BUILDING	
	CAMPUS : STROMNESS (Maritime Studies)			
DETAILS	ADDRESS: St No. (if any): Street: Victoria Street Town: Stromness Island: ORKNEY Post Code: KW16 3BS	Approx Total Gross Internal area : 501 Date ranges of Construction : 1920		
	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)			

PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR		
			A	B	C	D	BUILDING TOTAL	£/m2	YEAR 1: VERY HIGH	YEAR 2: HIGH	YEARS 3-4: MEDIUM		YEAR 5+: LOW	
			01	Main building	B	7	76	10	7	£ 148,594	£ 297		£ 21,280	£ 6,960
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TOTALS *							£ 148,594	£ 296.59	£ 21,280	£ 6,960	£ 86,422	£ 33,934		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The building sits on a pier and there have been issues with subsidence in the past, and being in a harsh sea-facing environment constant and further enhanced maintenance will be required to the building and pier to keep in good condition. Further Engineering advice should be sought regarding remedial works to the pier itself, budgets have been allowed for such attendance. (£3k). Contributions may be required for road surfacing (£10k), other more significant items include replacement windows (£19k), toilet refurbishment (£21k), redecoration (low priority) £22k. The M&E installations require lighting remedials (£8k) and refurbishment of the now dated electric heating installations (£26k).
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General Notes:	The building is situated at the end of a pier and is part listed and in a conservation area. Being an older building it has limitations relative to modern functionality and upgrading is difficult and expensive, relocation might be considered in future years.

WHOLE CAMPUS COSTS OF REPAIR / RENEWALS

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.

COSTS DISTRIBUTED BY YEAR / PRIORITY

YEAR 5 : LOW	£33,934
YEARS 3-4 : MEDIUM	£86,422
YEAR 2 : HIGH	£6,960
YEAR 1 : VERY HIGH	£21,280

COSTS DISTRIBUTED BY CATEGORY

LEGISLATIVE/H&S	£2,280
LIFE-CYCLE	£72,269
	£74,046

COSTS DISTRIBUTED BY ELEMENT GROUP

BUILDING FABRIC	66%	£97,555
M&E SERVICES	34%	£51,040

CAMPUS LAYOUT PLAN - BUILDING REFERENCES

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SCOPE OF SURVEY & LIMITATIONS:	The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.
	In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.
	Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.
	The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .
	Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.
	Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

4.20. PERTH COLLEGE (UHI)

PERTH

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** PERTH UHI**CAMPUS:** PERTH

JUNE 2017

- 1 - **WHOLE CAMPUS CONDITION SUMMARY**
- 2 - **SURVEY SCOPE & LIMITATIONS**
- 3 - **INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : PERTH UHI	 Copyright © 2017 MAMG Consultancy	MAIN BUILDING	
	CAMPUS : PERTH			
DETAILS	Address: St No. (if any): Street: Crieff Road Town: Perth (Island): Post Code: PH1 2NX	Approx Total Gross Internal area : 28,476 Date ranges of Construction : 1971 - 2016 (* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)		

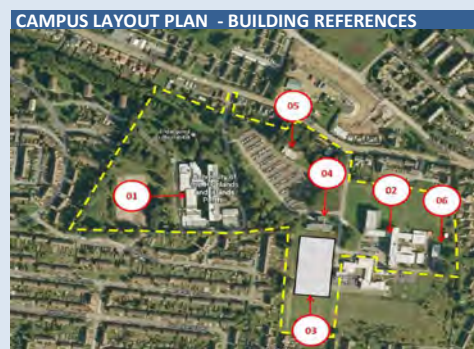
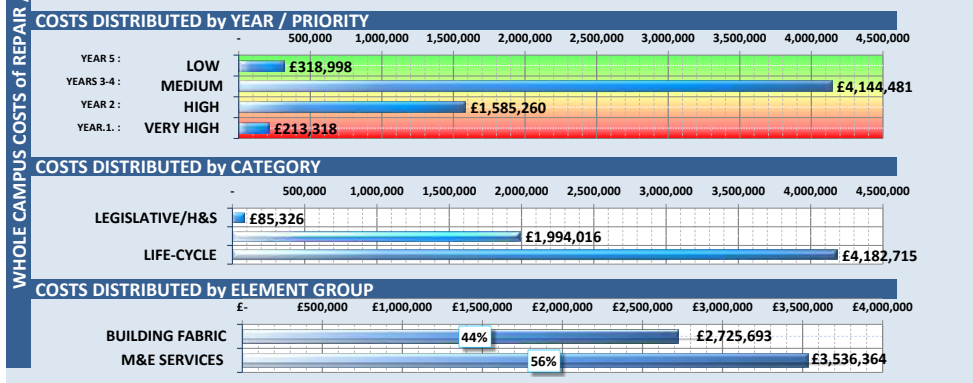
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL	£/m2	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR
			A	B	C	D			YEAR 1. VERY HIGH	YEAR 2. HIGH	YEARS 3-4 MEDIUM	YEAR 5. + LOW		
			£	£	£	£			£	£	£	£	£	
01	Brahan	C	26	50	20	5	£ 4,202,446	£ 234	£ 70,206	£ 1,482,856	£ 2,553,864	£ 95,520		
02	Goodlyburn	C	19	59	21	1	£ 1,773,169	£ 298	£ 140,472	£ 99,360	£ 1,530,115	£ 3,222		
03	Academy Sport & Wellbeing	A	100	0	0	0	£ 120,936	£ 44	£ -	£ -	£ -	£ 120,936		
04	Webster & Union	B	35	65	0	0	£ 39,562	£ 80	£ -	£ 720	£ 21,562	£ 17,280		
05	Nursery	B	27	66	4	3	£ 118,034	£ 118	£ 2,640	£ 2,174	£ 38,940	£ 74,280		
06	Dunne	A	57	42	0	1	£ 7,910	£ 30	£ -	£ 150	£ -	£ 7,760		
07														
08														
09														
10														
11														
12														
13														
14														
15														
16														
17														
18														
19														
20														
TOTALS *						£6,262,057	£ 219.91	£ 213,318	£ 1,585,260	£ 4,144,481	£ 318,998			

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The costs for this building include major areas of re-surfacing of car parks and paving in the grounds and urgent work to boundary walling and fencing (£795k). The Brahan building itself originally dates from the 1970's and is a conglomerate of a 4 storey (ground + 3) tower type building, with 2 storey links and single storey workshops to the west side. The buildings offer a variety of uses including reception, offices, general classrooms, beauty and salon classrooms, teaching kitchens, restaurant and cafes, refectory and a Learning centre which was added on circa. 15 years ago. The building has a sports hall but this is being used as joinery workshops. While a good measure of refurbishment has been carried out in recent years including large areas of new windows, there are major elements that still require significant investment including building fabric : misc. walling (£40k), roofs (£520k); internal decoration (£180k), and flooring (£200k). M&E systems works include power and lighting (£1m) and water / drainage heating (£787k).
02	The Goodlyburn was constructed in the late 1970's. The building is formed from inter-connected multiple add-on's over extended time period, and includes main 4 storey block and several single storey elements, with most recent build approx. 15 years ago. Promoted as Arts & Media building, accommodation provided includes gallery space, classrooms, workshop areas, break-out space and refectory. Refurbishment has been ongoing to older areas of building however there remains significant expenditure anticipated in the next 5 years including external fabric repairs (£60k), new ceiling tiles internally (£140k), internal decoration (£230k) and floor finishes (£88k). More significant spend is required to M&E systems including water services and heating (£600k), power and lighting (£500k) and a new lifts (£94k)
03	The Academy of Sport and Wellbeing is brand new and only completed in 2016. Accordingly it is in as-new condition and the only significant cost is that for internal decoration which is an arbitrary lifecycle allowance for year 5 of £88k, with some flooring works also anticipated (£12k).
04	The Webster building is 12 years old and generally in good condition, only requiring generally normal planned cyclic expenditure including floor finishes (£20k) and an allowance for internal decoration (£19k).
05	The Nursery is circa 17 years old and in fair to good condition although certain elements will be coming up for lifecycle renewal within the present 5 year look-ahead. Items budgeted include local external fabric repairs (£5k) and allowance internally for redecoration (£38k). M&E items allowed for include mainly renewals to the water and heating systems (£68k)
06	The Dunne building which is a Warehouse is relatively new dating from circa. 2010. Its condition is accordingly good. Works budgeted for include mainly re-painting flooring (£6k) and other local minor repairs and maintenance.
General Notes:	The campus has two groups of buildings in terms of condition and spend - Buildings 1 & 2 which date from the 70's, as well as the external car parks etc require the majority of spend in upcoming years. The other buildings are relatively new and in fair to good condition.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p> <p>Professionals Fees and VAT are not included.</p>

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

4.21. SABHAL MOR OSTAIG (UHI)

SKYE & KILBEG

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** SKYE UHI**CAMPUS:** SMO (Sabhal Mòr Ostaig) & KILBEG

JUNE 2017

- 1 - **WHOLE CAMPUS CONDITION SUMMARY**
- 2 - **SURVEY SCOPE & LIMITATIONS**
- 3 - **INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : SKYE UHI	<p>Copyright © 2017 MAMG Consultancy</p>	<p>MAIN BUILDING</p>
	CAMPUS : SMO (Sabhal Mòr Ostaig) & KILBEG		
ADDRESS:	St No. (if anv): Off A851 Street: Sleat (Island): SKYE Post Code: IV44 8RQ		
DETAILS	Approx Total Gross Internal area : 11,355 Date ranges of Construction : 1880,1993,99,2008,2015	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)	

PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL	£/m2	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR
			A	B	C	D			YEAR 1	YEAR 2	YEARS 3-4	YEAR 5 +		
			VERY HIGH	HIGH	MEDIUM	LOW								
01	An Tùr	B	5	91	2	2	£ 587,287	£ 254	£ 16,128	£ 33,406	£ 253,381	£ 284,172		
02	Àrainn Ostaig	B	6	89	5	0	£ 234,766	£ 237	£ 1,800	£ 6,252	£ 75,520	£ 154,194		
03	Àrainn Chalum Chille	B	6	90	4	0	£ 236,672	£ 213	£ 7,800	£ 14,454	£ 117,792	£ 96,626		
04	Fàs	B	5	90	4	1	£ 391,867	£ 137	£ 16,589	£ 3,420	£ 40,258	£ 331,601		
05	Boiler House	B	8	90	2	0	£ 12,909	£ 239	£ -	£ 7,246	£ 2,748	£ 2,916		
06	Glasshouses	B	0	100	0	0	£ 1,087	£ 25	£ 317	£ 770	£ -	£ -		
07	Ionad Iain Nobail	A	99	0	0	1	£ 8,880	£ 9	£ 1,200	£ -	£ -	£ 7,680		
08	BLOC A - B	C	0	67	33	0	£ 1,021,603	£ 523	£ 972	£ 9,368	£ 957,975	£ 53,385		
09	Talla mòr	C	0	68	30	2	£ 371,616	£ 609	£ 3,624	£ 227,759	£ 86,527	£ 53,706		
10	Farm House	D	0	12	11	77	£ 180,000	£ 1,125	£ -	£ 180,000	£ -	£ -		
11	Portacabins.1.	C	0	79	17	4	£ 53,450	£ 494	£ 7,932	£ 13,558	£ 31,961	£ -		
12	Portacabins.2.	C	0	80	15	5	£ 57,876	£ 357	£ 3,108	£ 12,130	£ 42,638	£ -		
13-20														
TOTALS *						£3,158,013	£ 278.12	£ 59,470	£ 508,363	£ 1,608,800	£ 984,280			

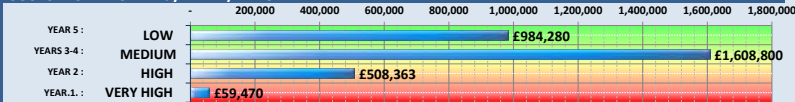
* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The Tower was constructed in 1999 and offers mainly residential accommodation of originally 31 units. The building is generally in good condition. There are a small number of more immediate boundary and car park repairs (£38k), although then a significant allowance for later full re-surfacing (£243k). There are allowances for external decoration and local roof/window/cladding works (£48k). Internally the budget allows for decoration (£100k) and floor finishes (£121k). The significant M&E installations include external lighting (£7k), local electrical works internally (£10k) and local heating/duct issues (£5k).
02	Also offers residential accommodation, generally in good condition, items are mostly cyclic and include external decoration and local roof/window/cladding works (£24k). Internally the budget allows for decoration (£43k) and floor finishes (£47k) and door overhauls (£14k). The significant M&E budgets include lighting (£6k), and various heating/water systems issues (£86k).
03	Constructed circa 1998, offers 19 bedrooms, classrooms, library, refectory and performance hall. Generally in good condition, items include external decoration and local roof/window/cladding works (£60k). Internally the budget allows for decoration (£55k) and floor finishes (£62k) and door overhauls (£18k). The significant M&E budgets include replacement of water heaters and pumps (£21k)
04	The Fas building was completed circa 2008 and offers offices, studios, workshop and exhibition space childcare and conferencing, generally in good condition, items are mostly cyclic and include external decoration and local roof/window/cladding works (£81k). Internally the budget provisionally allows for decoration (£123k) and floor finishes (£131k) and door overhauls (£23k). The M&E budgets include various minor works (£9k)
05	Boiler House constructed circa. 2008, works comprise general external decorative maintenance (£7k) plus an allowance for part replacement of the boiler chip feeder (£6k)
06	Glasshouses in good condition generally. Normal maintenance only including cleaning mainly to prevent decay and slip hazards. (£1k).
07	The building was new in 2015 and as such is in grade .A. condition. The costs allowed are to address a heating control panel fault (£1k), and provide allowance for 20% internal decoration (£8k) towards the end of the 5 year look-ahead.
08	Former steading which provides upto 36 bedrooms and ancillary spaces dates from the early 1900's and was refurbished in the mid eighties the buildings but is now need of significant investment particularly on outdated M&E systems to extend the usable life. Building fabric items are mostly cyclic and include external decoration and local roof/window/walling works (£65k). Internally the budget allows for decoration (£84k), floor finishes (£80k), door overhauls (£33k) and complete sanitaryware replacements (£130k). The significant M&E budgets include lighting (£136k), power (£122k), earthing (£45k), water heaters and pipework (£75k), fans, ductwork and heaters (£190k).
09	Former steading dates from the early 1900's and was refurbished in the mid eighties the buildings but is now need of significant investment particularly on outdated M&E systems to extend the usable life. Building fabric items are mostly cyclic and include external decoration and local roof/window/walling works (£84k). Internally the budget allows for decoration (£26k), floor finishes (£30k), door overhauls (£8k). The significant M&E budgets include lighting (£61k), power (£50k), water pipework (£22k), fans, ductwork and heaters (£50k).
10	Old listed farm building, in very poor condition and not occupiable/in-use at present. The College has an agenda to refurbish and bring the buidign back into use, perhaps with grant assistance.
11	Portacabins joined together. The buildings are aged and in need of significant refurbishment to extend their life, consideration may need to be given to potential renewal vs a relatively high spend to recover condition of an old shell, this would warrant a feasibility/life cycle test. Budgets cover various external fabricrepairs (£25k), internal decoration (£5k), floor finishes (£5k) and door overhauls (£2k). M&E works would include lighting (£5k) and electric heating and ventilation (£3k).
12	Portacabins. The buildings are aged and in need of significant refurbishment to extend their life, consideration may need to be given to potential renewal vs a relatively high spend to recover condition of an older shell, this would warrant a feasibility/life cycle test. Budgets cover various external fabric repairs (£30k), internal decoration (£7k), floor finishes (£8k) and door overhauls (£3k). M&E works on these cabins are minimal however. (£500) only.
General Notes:	The Sabhal Mòr Ostaig and developing Kilbeg parts of the Campus as shown on the site aerial are expected to form into a single Campus as development brings their parts closer together.

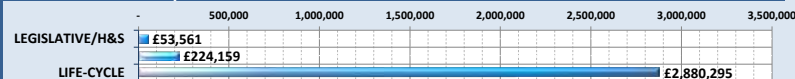
WORK REQUIRED - PRIORITY CRITERIA

LOW	Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
MEDIUM	Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
HIGH	Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. <u>Partial replacement</u> (upto 40%) may be required.
VERY HIGH	Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.

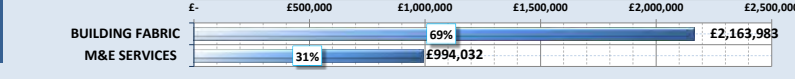
COSTS DISTRIBUTED by YEAR / PRIORITY



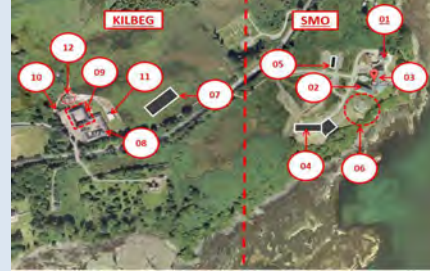
COSTS DISTRIBUTED by CATEGORY



COSTS DISTRIBUTED by ELEMENT GROUP



CAMPUS LAYOUT PLAN - BUILDING REFERENCES



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THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
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COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .</p>

prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

4.22. SCOTLAND'S RURAL COLLEGE

AYR – NOT SURVEYED AS COLLEGE SHARES WITH UNIVERSITY OF WEST OF SCOTLAND

BUSH (MID LOTHIAN) – NOT SURVEYED AS GENERALLY RURAL ASSETS

BARONY, DUMFRIES

CRAIBSTONE, ABERDEEN

EDINBURGH, KINGS BUILDINGS

ELMWOOD MAIN, CUPAR

ELMWOOD FARM, CUPAR

OATRIDGE, WEST LOTHIAN

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** SRUC**CAMPUS:** BARONY (Dumfries)

JUNE 2017

- 1 - **WHOLE CAMPUS CONDITION SUMMARY**
- 2 - **SURVEY SCOPE & LIMITATIONS**
- 3 - **INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : SRUC	
	CAMPUS : BARONY (Dumfries)	
DETAILS	Address: St No. (if any): Street: Parkeate Town: Dumfries (Island): Dumfries & Galloway Post Code: DG1 3NE	Copyright © 2017 MAMG Consultancy
	Approx Total Gross Internal area : 6,976 Date ranges of Construction : 1920 - 2000	

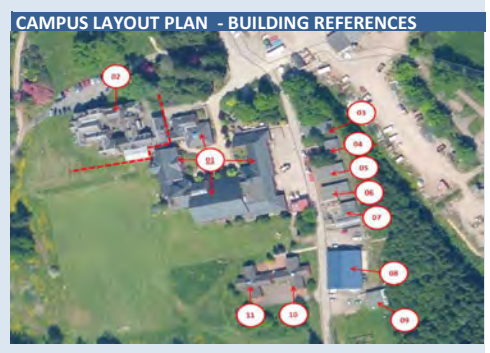
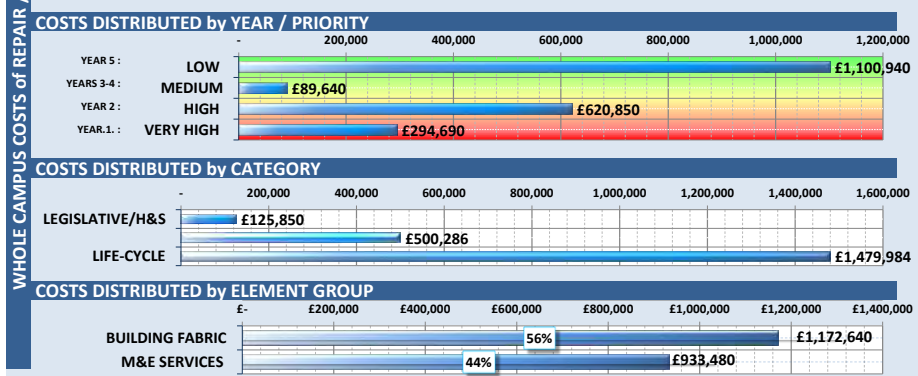


PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL	£/m2	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*				RELATIVE INDICATOR
			A	B	C	D			YEAR 1. VERY HIGH	YEAR 2. HIGH	YEARS 3-4 MEDIUM	YEAR 5. + LOW	
			01	Main Building	C	4			76	11	9	£ 1,056,582	
02	Kirkmichael House	B	11	75	11	3	£ 479,202	£ 247	£ 20,136	£ 13,440	£ 20,400	£ 425,226	
03	Portacabin.1.	D	0	32	40	28	£ 63,246	£ 455	£ -	£ 63,246	£ -	£ -	
04	Portacabin.2.	D	0	19	48	33	£ 42,828	£ 498	£ -	£ 42,828	£ -	£ -	
05	Portacabin.3 & 4.	D	0	33	34	33	£ 64,242	£ 498	£ -	£ 64,242	£ -	£ -	
06	Portacabin.5 & 6.	D	0	48	19	33	£ 64,242	£ 498	£ -	£ 64,242	£ -	£ -	
07	Portacabin.7.	D	0	39	34	27	£ 36,354	£ 498	£ -	£ 36,354	£ -	£ -	
08	Small Animals Unit	B	38	62	0	0	£ 15,854	£ 33	£ -	£ 950	£ -	£ 14,904	
09	Wildlife Hospital	D	4	45	27	24	£ 65,736	£ 498	£ -	£ 65,736	£ -	£ -	
10	Cree Building	C	9	61	20	10	£ 76,189	£ 336	£ 2,070	£ 39,122	£ 17,357	£ 17,640	
11	Nith Building	C	11	59	20	10	£ 141,645	£ 624	£ 3,360	£ 57,722	£ 51,523	£ 29,040	
12-20													
TOTALS *						£2,106,120	£ 301.91	£ 294,690	£ 620,850	£ 89,640	£ 1,100,940		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	A range of repairs and renewals are required to the grounds / external works including re-surfacing (£122k). Dating from the 1980's the building is in fair to poor condition having fallen behind in lifecycle and general repair and maintenance across most elements. Significant costs are allocated to external walling (£40k), roofs (£115k), windows and doors (£145k) and internally decoration (£83k) and flooring (£61k). Large scale M&E renewals should be budgeted for incl. power and lighting (£132k), water systems (£45k), fans (£45k) and heating (£240k).
02	A listed building from the 1900's the building is in fair condition considering its age. Catch-up maintenance and anticipated renewals include external walling (£10k), windows (£15k), roofs (£10k) and anticipated internal decoration (£97k). There are significant M&E works required incl. lighting (£57k), water systems (£42k) and heating systems (£229k).
03-07	The range of portacabins date from the 1980's and are in very poor condition, with most significantly extensive decay and dilapidation of the timber structures and external fabric while M&E installations are very dated and overall performance of the cabins is poor. The costs to repair the cabins and give extended life are not sustainable and the budgets allowed assume that all will be disposed of and completely renewed in the short term.
08	The small animals unit is relatively new being constructed circa. 2000. It is in good condition with only minor repairs and maintenance required incl. decoration (£12k) and local floor finishes (£800).
09	As with buildings 3 - 7 the portacabin is in very poor condition. The costs to repair the cabin and give extended life is not sustainable and the budgets allowed assume that it will be disposed of and completely renewed in the short term.
10	The Cree building dates from the late 1980's and is in fair to poor condition. Works include external fabric repairs (£40k) and allowance for internal decoration (£7k) and flooring (£6k). M&E items include new lighting (£11k) and part water systems (£2k) and fans etc (£2k).
11	The Nith is similar to the Cree and dates from the late 1980's and is in fair to poor condition. Works include external fabric repairs (£28k) and allowance for internal decoration (£7k) and flooring (£6k). M&E items include new lighting and power (£26k) and part water systems (£38k) and heating (£16k)
General Notes:	The condition of some of the buildings (mainly the portacabins) is very poor and they have no recoverable life left worth expenditure. The costs provided are for removal and complete replacement with another new portacabin. The College Estates Strategy is a short term holding strategy, to attempt to stop further major deterioration of assets, to maintain flexibility for the future, while they await a business strategy, which they can then translate into an Estates Strategy. Budgets are restricted, and the holding strategy means the estate is slowly suffering from increased deterioration year on year, however in this case noting the poor condition immediate decision making on asset renewals would be advisable.

WORK REQUIRED - PRIORITY CRITERIA	
LOW	Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
MEDIUM	Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
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VERY HIGH	Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



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THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
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The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: SRUC

CAMPUS: CRAIBSTONE (selective assets survey)

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

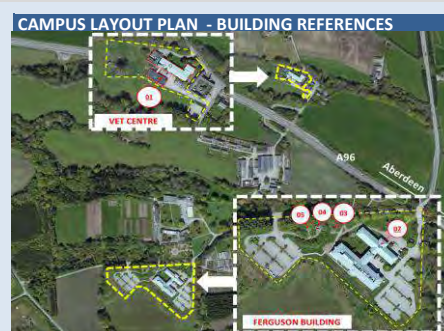
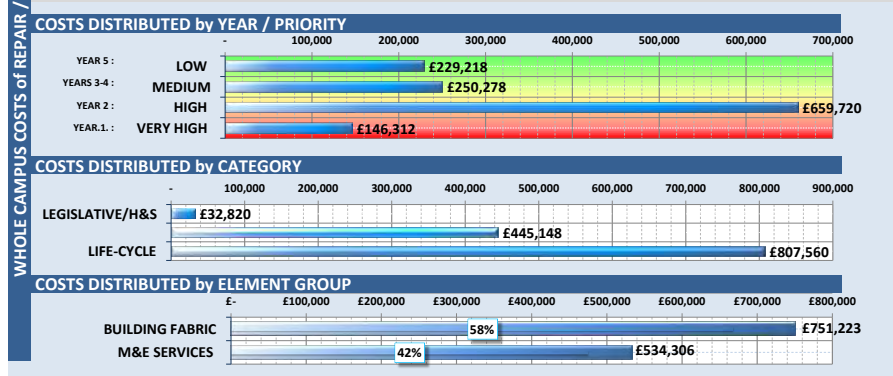
IDENTIFICATION	COLLEGE : SRUC	MAMG CONSULTANCY Copyright © 2017 MAMG Consultancy	
	CAMPUS : CRAIBSTONE (selective assets survey)		
DETAILS	St No. (if any):	Off A96	<p>(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)</p>
	Street:	Mill of Craibstone	
Town:	MAINLAND		
(Island):	AB21 9YA (Vet Centre) AB21 9YA (Ferguson Building)		
	Post Code:		
	Approx Total Gross Internal area :	7,253	
	Date ranges of Construction :	1970 (Vet) & 1996/98	

PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*						RELATIVE INDICATOR	
			A	B	C	D	BUILDING TOTAL	£/m2	YEAR.1	YEAR.2	YEARS 3-4	YEAR.5. +		
			VERY HIGH	HIGH	MEDIUM	LOW								
01	Vet Centre	C	11	58	24	7	£ 757,215	£ 589	£ 91,248	£ 553,552	£ 3,696	£ 108,720		
02	Ferguson Building	B	15	76	8	1	£ 526,012	£ 89	£ 54,218	£ 104,930	£ 246,366	£ 120,498		
03	Shelter	A	56	44	0	0	£ 300	£ 23	£ 300	£ -	£ -	£ -		
04	Electrical substation	B	30	65	5	0	£ 997	£ 111	£ 234	£ 547	£ 216	£ -		
05	Gas Incomer	B	37	59	4	0	£ 1,003	£ 67	£ 312	£ 691	£ -	£ -		
06														
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20														
* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.							TOTALS *	£ 1,285,527	£ 177.24	£ 146,312	£ 659,720	£ 250,278	£ 229,218	

PLAN REF	KEY OBSERVATIONS (if any)
01	The vet centre building is in poor condition with both fabric and M&E systems and major investment is required just to recover condition to reasonable standards and extend the life of the building. Significant budget allocations include work to car parks and access (£112k), wall cladding (£34k), windows & Doors (£8k), roofs, rooflights, gutters etc (£82k). Internal fabric includes decoration, (£60k), floor finishes (£38k) and replacement lab benching (£60k). M&E systems require major life cycle replacement and include electrical (£250k), water systems (£20k), fans etc (£30k) and heating (£60k).
02	The Ferguson building comprises two parts built a couple of years apart and offer admin, teaching and lab facilities. Again similar to the vet centre some elements of the building are in poor condition and demand attention on back-log maintenance. Budgets include work to parking areas (£20k), roof components (£40k) and internally decoration (£213k), and flooring (£96k). M&E system budgets include mainly works required to heating and water systems (£172k).
03	Basic wooden shelter in ground, no M&E installation except wayfinding lighting. Built relatively recently the only works required are redecoration to steel frame footings. (£300)
04	Substation, external survey only as no-access internal. Works required comprise basic maintenance, decoration of fascias and soffits, doors and replacement light fitting.
05	Gas Incomer building, external survey only as no-access internal. Works required comprise basic maintenance, decoration of fascias and soffits and doors.
06	
07	
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General Notes:	The assets surveyed are selective only and taken as the core of the full extent of Craibstone Estate which extends to over circa. 40 assets, the majority of which are animal sheds, stores and residential accommodation. The College has indicated that the estate is presently managed on a short term look-ahead only and fail and fix as it resolves strategy. As a result some of the buildings are falling into a state of serious back-log maintenance and are far behind on life cycle replacement of fabric and M&E systems.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially, replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
	<p>GENERAL : This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.</p>
	<p>THE "SURVEYORS": The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.</p>
	<p>THE "PROJECT MANAGER": The "Project Manager" is Gardiner & Theobald LLP.</p>
	<p>THE "ESTATE": The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)</p>
	<p>THE "USER": The "User" is Gardiner & Theobald and the Scottish Funding Council</p>
<p>INSTRUCTING PARTY ("USER"):</p>	<p>This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.</p>
<p>DATE(s) OF SURVEY :</p>	<p>March to July 2017</p>
<p>USE OF DATA:</p>	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
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<p>COPYRIGHT & INTELLECTUAL PROPERTY:</p>	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
<p>THE DATABASE "ISSUER":</p>	<p>MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB</p>
<p>SCOPE OF SURVEY & LIMITATIONS:</p>	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p>

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: SRUC

CAMPUS: EDINBURGH (Kings Buildings)

JUNE 2017

- 1 - **WHOLE CAMPUS CONDITION SUMMARY**
- 2 - **SURVEY SCOPE & LIMITATIONS**
- 3 - **INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE: SRUC Edinburgh	
	CAMPUS: King's Buildings	
ADDRESS:	St No. (if any): Street: West Mains Road Town: Edinburgh Island: Post Code: EH9 3JG	 MAIN BUILDING
DETAILS	Approx Total Gross Internal area: 12,124 Date ranges of Construction: 1955 - 2010	

(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)

PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR		OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*				RELATIVE INDICATOR
			A	B	C	D	BUILDING TOTAL	£/m2	YEAR 1	YEAR 2	YEARS 3-4	YEAR 5+	
01	Peter Wilson Building	C	5	63	28	4	£ 2,191,271	£ 365	£ 146,880	£ 16,770	£ 1,640,981	£ 386,640	
02	Administration	C	10	66	22	2	£ 1,114,812	£ 350	£ 2,610	£ 4,752	£ 406,289	£ 701,161	
03	The Gaffa	C	1	72	13	14	£ 168,168	£ 420	£ 12,540	£ 8,040	£ 72,600	£ 74,988	
04	Warehouse	C	16	61	19	4	£ 143,381	£ 301	-	-	£ 25,387	£ 117,994	
05	Garage Block	B	37	60	3	0	£ 14,344	£ 93	-	-	£ 9,480	£ 4,864	
06	Old Chemical Store	C	6	69	12	13	£ 10,780	£ 299	£ 3,000	-	£ 1,320	£ 6,460	
07	Soils Reception	B	1	84	12	3	£ 51,982	£ 342	-	£ 120	£ 28,802	£ 23,060	
08	Soils Annex	C	21	58	15	6	£ 78,782	£ 338	£ 3,233	£ 396	£ 33,382	£ 41,771	
09	Plant Growth Unit	C	5	65	28	2	£ 65,158	£ 315	£ 168	-	£ 57,493	£ 7,497	
10	Pot Culture Unit	C	12	60	24	4	£ 160,879	£ 268	-	£ 40,788	£ 107,995	£ 12,096	
11	Pesticide Handling	B	9	83	8	0	£ 5,578	£ 91	-	£ 1,800	£ 720	£ 3,058	
12	Glasshouses	C	11	48	39	2	£ 175,694	£ 314	-	£ 600	£ 16,146	£ 158,948	
13	Shed.1.	A	67	33	0	0	£ 883	£ 44	£ 120	-	-	£ 763	
14	Shed.2.	A	57	43	0	0	£ 883	£ 44	£ 120	-	-	£ 763	
15	Shed.3.	A	71	29	0	0	£ 883	£ 44	£ 120	-	-	£ 763	
16													
17													
18													
19													
20													
TOTALS *							£ 4,183,478	£345.06	£ 168,791	£ 73,266	£ 2,400,595	£ 1,540,826	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

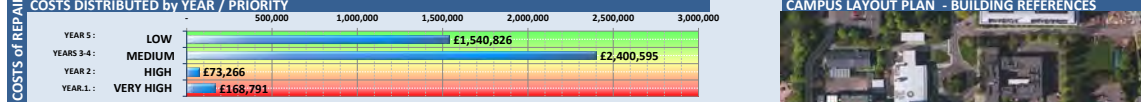
PLAN REF KEY OBSERVATIONS (if any)

01	The main building was constructed circa 1955 and has been extended at various points over its lifespan. The backlog maintenance and lifecycle costs for this building include external works for the while Campus including linemarking to the carpark (E7k). There are local works required to the external fabric including windows (E450k), curtain walling (E60k), render repairs (E5k) and various external redecoration work (E91k). The internal works budget primarily relates to an arbitrary budget for internal redecoration (E190k), replacement of suspended ceilings (E15k), internal door overhaul and replacement (E16k) and rising damp remedial works (E3k). There are a significant amount of M&E lifecycle works including Replacement of SVPs throughout building (E72k), distribution board and switchgear replacement (E150k), electrical rewiring (E370k), renewal of hot and cold water pipework (E220k), replacement of heating system (E400k) and replacement of lifts (E85k).
02	The Administration building was constructed circa 1955 and has been extended at various points over its lifespan. There are local works required to the external fabric including windows (E170k), curtain walling (E150k), replacement of entrance doors (E3k), various gutter and downpipe repairs (E5k), and repairs to structural frame (E3k). The internal works budget primarily relates to an arbitrary budget for internal redecoration (E140k), replacement floor coverings within the library (E17k), replacement of suspended ceilings (E15k), internal door overhaul (E3k) and rising damp remedial works (E3k). There are a significant amount of M&E lifecycle works including Replacement of waste pipework throughout building (E40k), distribution board and switchgear replacement (E50k), electrical rewiring (E235k), renewal of cold water pipework (E60k), replacement of heating system (E155k) and replacement of lifts (E90k).
03	The Gaffa building was constructed circa 1985. There are local works required to the external fabric including overhaul of windows (E7.5k), Render and brickwork repairs (E7k), external decoration (E3k), and lifecycle replacement of pitched and flat roof coverings and associated rainwater goods (E70k). The internal works budget primarily relates to an arbitrary budget for internal redecoration (E22k), replacement floor coverings (E4k), toilet refurbishment (E6k) and rising damp remedial works (E5k). M&E lifecycle works including replacement of waste pipework (E2k) and electrical rewiring (E41k).
04	The Warehouse was constructed circa 1985. Various external repairs required including investigation of cracking and repair of associated render (E5k), external decoration (E3k), replacement of external doors (E4k) and overhaul of roof coverings and associated rainwater goods (E26k). The internal works budget primarily relates to an arbitrary budget for internal redecoration (E18k). There are a significant amount of M&E lifecycle works including Replacement of waste pipework throughout building (E4k), distribution board and switchgear replacement (E8k), electrical rewiring (E35k), renewal of hot and cold water pipework (E23k) and replacement of heating systems (E20k).
05	The Garage Block was constructed circa 1970. Externally, decoration (E4k) and render repairs (E500) are required. Internally redecoration of concrete floor surfaces will be required (E1k). M&E installations are minimal within the building and an allowance has been included for rewiring / replacement of fittings (E10k).
06	The Old Chemical Store was constructed circa 1972. External repairs are required including repairs to the concrete ramp (E500), render repairs (E500), overhaul of roof coverings (E4k) and external redecoration (E2k). With regards the M&E installation an allowance has been included for rewiring / replacement of fittings (E3k) and repairs to waste pipework (E3k).
07	The Soils Reception building was constructed circa 1972. There are local works required to the external fabric including render repairs and external decoration (E8.5k) and replacement of flat roof coverings (E21k). The internal works budget primarily relates to an arbitrary budget for internal redecoration (E5.5k). There are a significant amount of M&E lifecycle works including distribution board and switchgear replacement (E1k), electrical rewiring (E1.3k), renewal of hot and cold water pipework (E7.5k) and replacement of heating system (E7.5k).
08	The Soils Annex building was constructed circa 1972. Various external repairs required including investigation of cracking and repair of associated render (E4.5k), cill repairs (E1k), external decoration (E4.5k) and overhaul of roof coverings and associated rainwater goods (E20k). The internal works budget primarily relates to an arbitrary budget for internal redecoration (E8.5k) and isolated replacement of floor coverings (E2k). There are a significant amount of M&E lifecycle works including replacement of waste pipework throughout building (E1k), distribution board and switchgear replacement (E2.5k), electrical rewiring (E12k), renewal of hot and cold water pipework (E8.5k) and replacement of heating systems (E15k).
09	The Plant Growth building was constructed circa 1965. Various external fabric repairs required including investigation of cracking and associated repairs (E7.5k), external decoration (E2.5k). The internal works budget primarily relates to an arbitrary budget for internal redecoration (E5k) and redecoration of concrete floors (E3.5k). There are a significant amount of M&E lifecycle works including replacement of waste pipework throughout building (E2.5k), distribution board and switchgear replacement (E3.5k), electrical rewiring (E15k), renewal of cold water pipework (E6.5k), replacement of water heaters (E7.5k) and replacement of heating systems (E17k).
10	The Pot Culture Unit was constructed circa 1965. Various external fabric repairs required including render repairs and external decoration (E4.5k), overhaul of external doors (E1k) and overhaul and redecoration of rainwater goods (E2k). The internal works budget primarily relates to an arbitrary budget for internal redecoration (E12k). There are a significant amount of M&E lifecycle works including distribution board and switchgear replacement (E10k), electrical rewiring (E45k), renewal of cold water pipework (E18k), replacement of water heaters (E2k) and replacement of heating systems (E36k).
11	The Pesticide Handling building was constructed circa 1995 and is in fair condition. External (E1.2k) and Internal (E1.7k) decoration works will be required. With regards M&E installations isolated replacement of ventilation units (E2k) and external light fittings (E600) will be required.
12	The Glasshouses were constructed circa 1965 and are nearing the end of their useful life as such an allowance for replacement has been included (E150k). Should the buildings be retained various maintenance works are required to the building fabric and M&E (E25k).
13	This shed building is domestic garage scale with basic timber clad construction. Minimal maintenance works and lifecycle redecoration required at less than £1k.
14	This shed building is domestic garage scale with basic timber clad construction. Minimal maintenance works and lifecycle redecoration required at less than £1k.
15	This shed building is domestic garage scale with basic timber clad construction. Minimal maintenance works and lifecycle redecoration required at less than £1k.
General Notes:	While the above items are prudent, the current College Estates Strategy is a short term holding strategy, to attempt to stop further major deterioration of assets, to maintain flexibility for the future, while they await a business strategy, which they can then translate into an Estates Strategy. Budgets are restricted, and the holding strategy means the estate is slowly suffering from increased deterioration year on year.

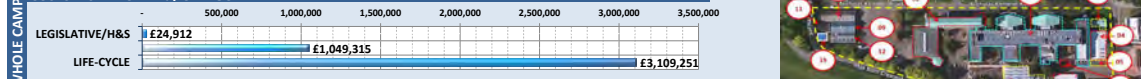
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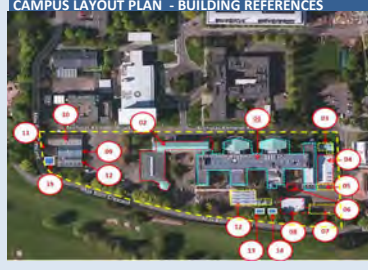
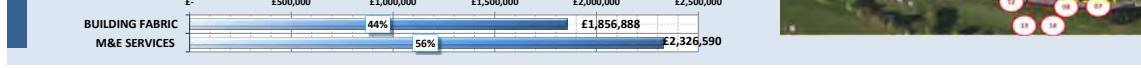
COSTS DISTRIBUTED by YEAR / PRIORITY



COSTS DISTRIBUTED by CATEGORY



COSTS DISTRIBUTED by ELEMENT GROUP



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DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
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COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p> <p>Professionals Fees and VAT are not included.</p>

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** SRUC**CAMPUS:** ELMWOOD (Cupar)

JUNE 2017

- 1 - **WHOLE CAMPUS CONDITION SUMMARY**
- 2 - **SURVEY SCOPE & LIMITATIONS**
- 3 - **INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : SRUC	
	CAMPUS : ELMWOOD (Cupar)	
DETAILS	ADDRESS: St No. (if any): Street: Carsoeie Road Town: Cupar Island: Fife Post Code: KY15 4JB	Copyright © 2017 MAMG Consultancy
	Approx Total Gross Internal area : 12,863 Date ranges of Construction : 1900 - 2000	

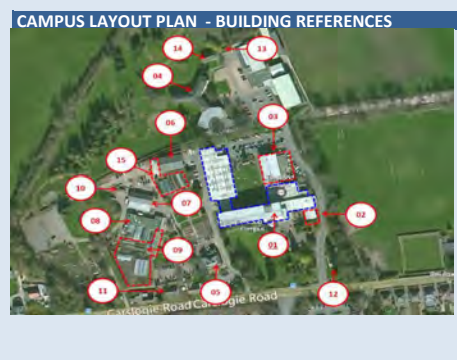
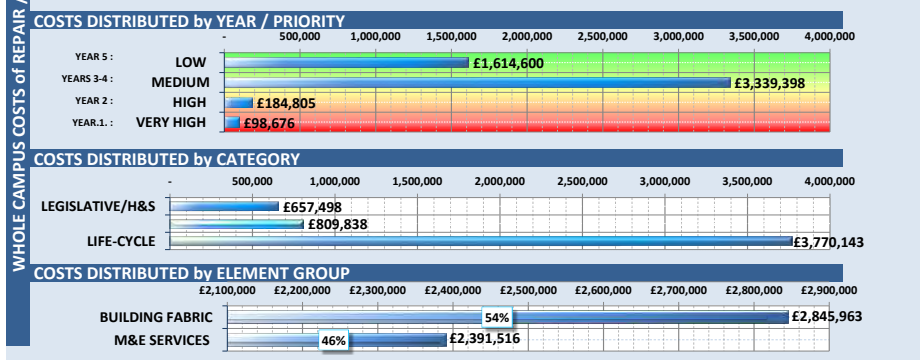


PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR	
			A	B	C	D	BUILDING TOTAL	£/m2	YEAR.1 VERY HIGH	YEAR.2 HIGH	YEARS 3-4 MEDIUM		YEAR.5+ LOW
01	Ferguson Building	C	5	70	23	2	£ 4,193,539	£ 664	£ 22,548	£ 2,280	£ 2,608,711	£ 1,560,000	
02	Nursery	B	6	83	9	2	£ 27,167	£ 190	£ 1,920	£ 678	£ 24,569	£ -	
03	Sports Hall	C	6	69	22	3	£ 392,298	£ 322	£ 3,000	£ 16,080	£ 373,218	£ -	
04	Student Residences	B	5	93	2	0	£ 163,849	£ 78	£ 7,200	£ 25,807	£ 130,842	£ -	
05	Elmwood House	B	13	73	12	2	£ 150,214	£ 332	£ -	£ 90,120	£ 60,094	£ -	
06	Implements Shed	C	4	71	16	9	£ 65,952	£ 174	£ 18,348	£ 22,800	£ 22,404	£ 2,400	
07	Large Workshop	B	5	80	6	9	£ 37,842	£ 105	£ 4,320	£ 13,458	£ 1,764	£ 18,300	
08	Greenhouses & Horticulture	B	4	86	8	2	£ 137,310	£ 203	£ 30,000	£ 5,352	£ 88,998	£ 12,960	
09	Polytunnels & Glasshouses	B	7	85	8	0	£ 16,068	£ 42	£ 1,920	£ -	£ 1,788	£ 12,360	
10	Oil Store	D	3	74	0	23	£ 12,666	£ 745	£ 3,900	£ -	£ 8,766	£ -	
11	Gardeners House	B	14	79	5	2	£ 4,032	£ 53	£ 3,360	£ 240	£ 432	£ -	
12	Ex-Janitors House	B	26	72	1	1	£ 9,232	£ 122	£ -	£ 2,760	£ 6,052	£ 420	
13	Ex - Wardens House (East)	B	1	95	3	1	£ 5,849	£ 59	£ -	£ 2,009	£ 3,600	£ 240	
14	Ex - Wardens House (West)	B	3	95	0	2	£ 6,461	£ 65	£ -	£ 2,621	£ 3,600	£ 240	
15	Misc. Glasshouses/Sheds	B	5	86	6	3	£ 15,000	£ 33	£ 2,160	£ 600	£ 4,560	£ 7,680	
16													
17													
18													
19													
20													
TOTALS *							£ 5,237,479	£ 407.17	£ 98,676	£ 184,805	£ 3,339,398	£ 1,614,600	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Constructed in circa. 1972, property is in poor condition, extensive repairs are required to the external curtilage, mainly car park surfacing (£443k) and external fabric (£1.65m). Internally repairs/replacements are required the fabric, including redecoration and floor covering replacements. (£288k). Costs associated with M&E items relate to Electrical systems (£786k), H&C Water systems (£385k), Heating £516k) and lifts (£93k). It should be noted that at least the front part of the building is Listed which may restrict options for external refurbishment and future alterations.
02	Constructed in circa. 1985, property is in fair condition generally, with isolated repairs required to the external and internal fabric (£7k). M & E repairs/replacements include Electrical systems (£8k) and H&C water systems (£9k).
03	Constructed in circa. 1972, property is in poor condition, minor repairs are required to the external fabric. Internally repairs/replacements are required the fabric, including redecoration and floor covering replacements. (£47k). Costs relating to M&E repairs and replacements are generally in relation to Electrical systems (£182k), H&C water supplies (£78k) and Heating (£62k).
04	Constructed in circa. 1985, generally the property is in fair condition, external repairs are required to the external fabric and roof (£25k). Internal repairs required are mainly associated with internal redecoration and floor covering replacements (£122k) and replacement sanitaryware (£8k). M&E costs relate to H&Cwater supplies (£7k).
05	Constructed in circa. 1900, external fabric repairs required to elevations and roofs (£69k). Internally repairs/replacements are required the fabric, including redecoration and floor covering replacements. (£24k). M&E costs are mainly associated with electrical systems (£42k) and Fire systems (£14k).
06	Constructed in circa.1972, property is in poor condition. Externally repairs are required to the roof and external fabric (£29k). Internally the property is generally in fair condition, costs are mainly associated with M&E repairs/ replacements including electrical and fire systems (£23k), Heating and H&C water supplies (£13k).
07	Constructed in circa. 1972, generally in fair condition with isolated repairs/ replacements required to the external fabric (£14k) and M&E costs associated with electrical systems (£21k)
08	Constructed in circa. 1980, generally in fair condition, isolated repairs required to the external fabric and roofs (£6k). Internal repairs required are mainly associated with internal redecoration and floor covering replacements (£24k). M&E costs relate to electrical systems (£66k) and LPHW plant and pipework (£11k).
09	Constructed in circa. 2000, generally in fair condition, isolated repairs required to external fabric (£12k). M&E costs are associated with minor electrical works (£3k).
10	Constructed in circa. 1972 and in very poor condition, roof works required to maintain wind and watertightness (£8k). Legaslative upgrades required to fuel storage facility. (£3.5k)
11	Constructed in circa.1972, generally fair condition with minor isolated repairs required both internally and externally.
12	Constructed in circa. 1972, fair condition, external roof and fabric repairs required (£3.5k) and internal decoration etc (£5k).
13	Constructed in circa. 1972, fair condition, roof repairs required (£2k) and internal decoration etc (£3k).
14	Constructed in circa. 1972, fair condition, roof repairs required (£2k) and internal decoration etc (£3k).
15	Constructed in circa. 1990, fair condition, costs mainly relate to external fabric repairs/ replacement. (£11k).
General Notes:	The College has indicated that the estate is generally managed on a short term look-ahead only and fail and fix as it resolves strategy. The main building at Cupar is its biggest liability and requires major investment to extend its life and bring its performance in line with modern buildings. Parts of it are however listed and this may restrict ability to do so to the full extent desirable. Some facilities are believed to be shared with Edinburgh College.

WORK REQUIRED - PRIORITY CRITERIA	
LOW	Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
MEDIUM	Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
HIGH	Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
VERY HIGH	Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
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COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p> <p>Professionals Fees and VAT are not included.</p>

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this survey and data does not encompass a room by room inspection or the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)****COLLEGE:** SRUC**CAMPUS:** ELMWOOD FARM

JUNE 2017

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : SRUC	<p>Copyright © 2017 MAMG Consultancy</p>	<p>MAIN BUILDING</p>
	CAMPUS : ELMWOOD FARM		
DETAILS	ADDRESS: St No. (if any): Street: Cupar Road Town: Cupar (Island): MAINLAND Post Code: KY15 5RN	Approx Total Gross Internal area : 880 Date ranges of Construction : 1950 - 1990 - 2015	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other

PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL	£/m2	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*				RELATIVE INDICATOR
			A	B	C	D			YEAR 1. VERY HIGH	YEAR 2. HIGH	YEARS 3-4 MEDIUM	YEAR 5. + LOW	
									£	£	£	£	
01	Terrapin	B	2	87	8	3	£ 47,586	£ 108	£ 5,064	£ 3,696	£ 38,826	£ -	
02	Storage sheds & Changing	C	3	67	23	7	£ 38,550	£ 193	£ 11,640	£ 12,600	£ 13,710	£ 600	
03	Animal Care Centre	A	61	38	1	0	£ 12,312	£ 62	£ -	£ -	£ 12,312	£ -	
04													
05													
06													
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08													
09													
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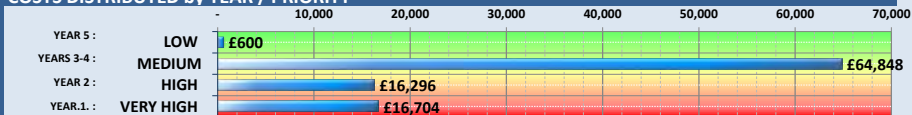
* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The building is generally in good condition, fabric works comprise a range of local repairs, roofs (£7k), external wall, windows, doors (£10k). Internally decoration (£14k) and flooring (£10k). Some M&E replacement include lighting (£4k), improved external lighting (£4k) and smoke detection (£1k).
02	Both the building fabric and M&E systems are in poor condition with little evidence of any significant repairs or renewals in some time. Some items require immediate actions on a number of life protective systems. Costs include external fabric (£5k), roof works (£2.5k) and internal fabric (£3.5k). Significant M&E works include electrical (£5k), fire alarms (£7k) and hot and cold water systems (£11k).
03	Relatively new modular / portacabin type building in good condition. Costs relate to minor maintenance, and mainly budget for later internal decoration (£7k)
04	
05	
06	
07	
08	
General Notes:	The College has largely disposed of its assets at the farm and only occupies a small number of buildings now as identified.

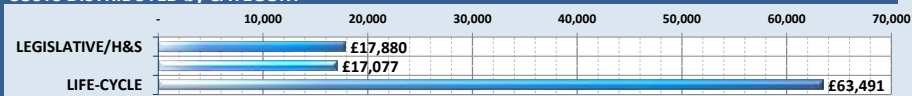
WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.

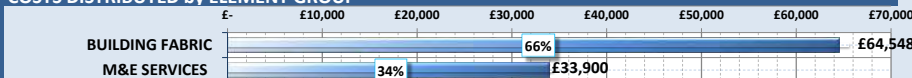
COSTS DISTRIBUTED by YEAR / PRIORITY



COSTS DISTRIBUTED by CATEGORY



COSTS DISTRIBUTED by ELEMENT GROUP



CAMPUS LAYOUT PLAN - BUILDING REFERENCES



BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE** (incorporating University of the Highlands & Islands)**COLLEGE:** SRUC**CAMPUS:** OATRIDGE (West Lothian)

JUNE 2017

- 1 - **WHOLE CAMPUS CONDITION SUMMARY**
- 2 - **SURVEY SCOPE & LIMITATIONS**
- 3 - **INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : SRUC	MAMG CONSULTANCY Copyright © 2017 MAMG Consultancy	
	CAMPUS : OATRIDGE (West Lothian)		
DETAILS	ADDRESS: St No. (if any): Street: Off Bvburn Town: Ecclesmachan (Island): Broxburn Post Code: EH52 6NH	Approx Total Gross Internal area : 18,017 Date ranges of Construction : 1972 - 2011 (* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)	

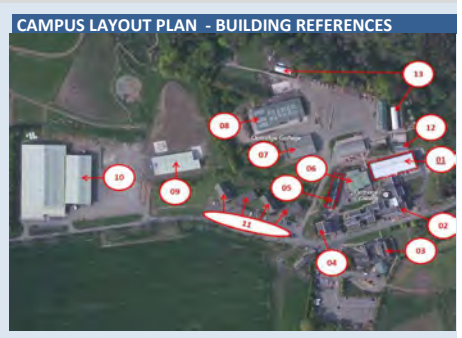
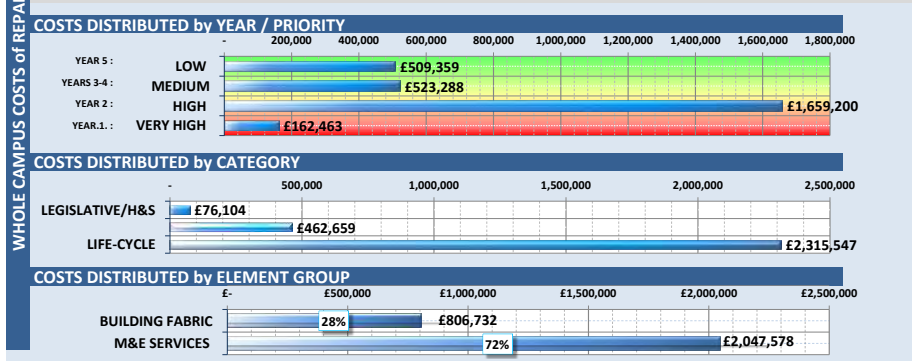
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR	
			A	B	C	D	BUILDING TOTAL	£/m2	YEAR 1: VERY HIGH	YEAR 2: HIGH	YEARS 3-4: MEDIUM		YEAR 5+: LOW
01	Teaching	B	5	93	2	0	£ 167,575	£ 118	£ 1,999	£ 1,200	£ 25,200	£ 139,176	
02	Teaching & Clyde	C	6	64	29	1	£ 1,428,568	£ 481	£ 14,940	£ 1,240,714	£ 29,240	£ 143,674	
03	Forth	C	12	73	12	3	£ 502,550	£ 354	£ 137,995	£ -	£ 292,296	£ 72,259	
04	Tay	C	7	60	32	1	£ 265,363	£ 462	£ 689	£ 120,338	£ 119,539	£ 24,797	
05	Workshops & Plant	B	10	82	8	0	£ 69,452	£ 209	£ 720	£ 57,542	£ 5,142	£ 6,048	
06	Landscape Workshops	B	7	80	9	4	£ 229,370	£ 406	£ 4,920	£ 179,232	£ 4,152	£ 41,066	
07	Sports Hall	B	13	81	6	0	£ 9,444	£ 13	£ -	£ 1,620	£ -	£ 7,824	
08	Engineering Workshops	B	5	94	1	0	£ 16,843	£ 12	£ 1,080	£ -	£ 600	£ 15,163	
09	Stables	A	60	40	0	0	£ 21,582	£ 25	£ -	£ 1,878	£ 12,000	£ 7,704	
10	Equestrian Centre	A	82	17	0	1	£ 49,980	£ 8	£ -	£ 19,476	£ 26,784	£ 3,720	
11	Equestrian Residences (x4)	B	13	84	2	2	£ 80,508	£ 157	£ -	£ 37,200	£ 7,380	£ 35,928	
12	Glasshouses	B	0	100	0	0	£ 475	£ 5	£ -	£ -	£ 475	£ -	
13	Polytunnels	B	20	80	0	0	£ 12,600	£ 19	£ 120	£ -	£ 480	£ 12,000	
14													
15													
16													
17													
18													
19													
20													
TOTALS *							£ 2,854,310	£ 158.42	£ 162,463	£ 1,659,200	£ 523,288	£ 509,359	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Generally the property is in fair to good condition and dates from 2006. Repair works are required to external curtilage (£95k) and External Fabric (£10k) Roofs (£2k). Internal fabric is generally fair with works being required mainly associated with the replacement floor coverings and redecoration (£59k).
02	Constructed circa 1988, the property is generally in poor condition. Repair works are required to the Roofs (£22k). The Internal fabric is generally poor with extensive works being required mainly associated with the replacement floor coverings and redecoration (£148k). M & E works include extensive repairs/ replacement of Electrical systems (£556k), Fire systems (£42k), H&C water supply (£178k), LPHW (£178k) and Heating Plant (£242k).
03	Constructed circa 1988, the property is generally in poor condition. Repair works are required to the External Fabric (£10k) and Roofs (£7k). The Internal fabric is generally poor with extensive works being required mainly associated with the replacement floor coverings and redecoration (£67k) and replacement of sanitaryware (£22k). M & E works include extensive repairs/ replacement of Electrical systems (£284k), H&C water supply (£20k), LPHW (£72k) and Heating Plant (£17k).
04	Constructed circa 1975, the property is generally in poor condition. Repair works are required to the Internal fabric, mainly associated with the replacement floor coverings and redecoration (£25k). M & E works include extensive repairs/ replacement of Electrical systems (£107k), H&C water supply (£56k), LPHW (£13k) and Heating Plant (£47k).
05	Property is generally in fair condition and was built in circa 1972. Main items of repair/ replacement are Electrical systems (£58k).
06	Generally the property is in fair condition and was built in circa 1972. Repair works are required to External Fabric (£82k) Roofs (£5k). Internal fabric is generally fair with works being required mainly associated with the replacement floor coverings and redecoration (£40k). Main Electrical systems also require extensive repair or replacement (£99k).
07	The building was constructed circa. 2000 and there are only isolated repairs to Roof, external and internal fabric required. (£9k).
08	Constructed circa. 2007. Structural and External repairs required to building fabric (£4k) and Internal fabric repairs including decoration and floor coverings. (£12k).
09	Constructed circa. 2011 and in good condition. Structural, Roof and External repairs required to building fabric (£12k) and Internal fabric repairs including decoration and floor coverings. (£7k).
10	Constructed circa. 2011 and in good condition. Roof and External repairs required to building fabric (£13k) and Internal fabric repairs including decoration and floor coverings. (£36k).
11	Generally the property is in fair condition and was constructed around 1975. Repair works are required to the External Fabric (£36k). Internal fabric is generally fair with works being required mainly associated with the replacement floor coverings and redecoration (£26k). Main Electrical systems, Fire systems and Ventilation/ AC plant also require extensive repair or replacement (£16k).
12	Isolated repairs to external and internal fabric required. (£0.5k).
13	Extensive repairs required to external fabric. (£12k)
General Notes:	The assets surveyed are selective only and taken as the core of the full extent of Oatridge Estate the majority of which are animal sheds, stores and residential accommodation. The College has indicated that the estate is presently managed on a short term look-ahead only and fail and fix as it resolves strategy. The core buildings are however in reasonable condition with a large percentage of floor area having been constructed since 2000.

WORK REQUIRED - PRIORITY CRITERIA

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GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	<p>The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
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THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p> <p>Professionals Fees and VAT are not included.</p>

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this survey and data does not encompass a room by room inspection or the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION SURVEYS*for***GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL***of***THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)****COLLEGE:** SRUC**CAMPUS:** ELMWOOD FARM

JUNE 2017

BACK-LOG MAINTENANCE & CONDITION SURVEYS



for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: SHETLAND UHI

CAMPUS: LERWICK (Gremista)

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : SHETLAND UHI	 Copyright © 2017 MAMG Consultancy	MAIN BUILDING	
	CAMPUS : LERWICK (Gremista)			
DETAILS	Address: St No. (if any): Street: Gremista Town: Lerwick Island: SHETLAND Post Code: ZE1 0PX	Approx Total Gross Internal area : 5,585	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)	
	Date ranges of Construction : 1995/ 1997 /2014			

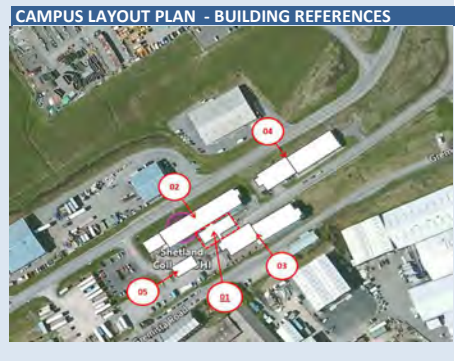
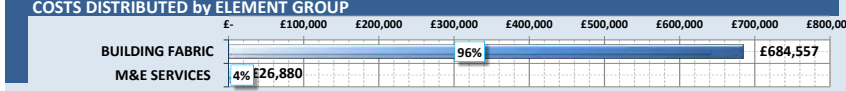
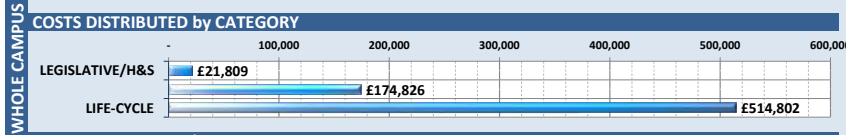
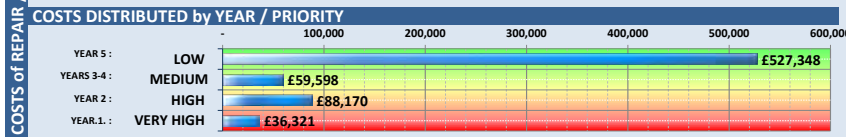
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING COSTS		BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*				RELATIVE INDICATOR
			A	B	C	D	TOTAL	£/m2	YEAR 1: VERY HIGH	YEAR 2: HIGH	YEARS 3-4: MEDIUM	YEAR 5+: LOW	
			£	£	£	£	£	£	£	£	£	£	
01	Reception	A	92	8	0	0	£ 40,410	£ 119	£ 2,382	£ 3,348	£ 1,566	£ 33,114	
02	North Block	B	43	49	3	5	£ 285,120	£ 120	£ 12,281	£ 43,332	£ 29,976	£ 199,531	
03	South Block	B	41	47	1	11	£ 214,704	£ 104	£ 14,400	£ 19,704	£ 23,700	£ 156,900	
04	Train Shetland	B	0	95	2	3	£ 162,977	£ 226	£ 7,258	£ 14,280	£ 4,356	£ 137,083	
05	Garages / Stores	B	57	40	0	3	£ 8,226	£ 91	£ -	£ 7,506	£ -	£ 720	
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TOTALS *						£ 711,437	£ 127.38	£ 36,321	£ 88,170	£ 59,598	£ 527,348		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Comprises the main reception and connecting block between North and South Blocks, constructed in 2014 and in very good condition. There are a small number of items to the external works (which includes the whole site), totalling circa £12.5k. External fabric costs centre on decor (£6.5k) while internally the budget is £10.5k. There are no significant M&E works required as these are largely covered in the adjacent blocks.
02	This Block was mainly constructed in 1997 and had a small extension in 2014. With the main building being circa 20 years old now, some significant repairs and renewals should be anticipated. Significant items include £70k works to roofs, £25k windows; cyclic internal decoration (£71k), floor finishes (£42k). M&E Services are in fair condition overall, with works mainly related to Refrigeration and ductwork (£10k)
03	South Block was constructed in 1995 and significantly extended in 2014, the different build years characterise the work required. The older part of the building is anticipated to require significant overhauls and refurbishment in coming years incl. roofs, (£32k), wall cladding (£21k), windows (£15k). Internal decoration (£74k) and floor finishes (£43k) are expected towards the end of the period. M&E Installations are however good with very little of significance.
04	Train Shetland Block was constructed in 1995 and significantly extended in 2014, the different build years characterise the work required. The older part of the building is anticipated to require significant overhauls and refurbishment in coming years incl. roofs, (£40k), wall render (£11k), window overhauls (£7k). Internal decoration (£25k) and floor finishes (£25k) are expected towards the end of the period. M&E Installation works mainly relate to lifecycle replacement of light fittings £9k.
05	The building comprises a large garage / storage shed constructed in 2014. Given its age there are very limited works required, the main item is treatment of the steel frame which is in a very harsh exposed environment (£4k) and clearing of gutters and birds nesting and prevention measures (£2.5k)
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General Notes:	The oldest part of the buildings date to 1997, but with new-build in 2009, and also in 2014, at which time both new build and extensions were added, and most of the buildings were connected through Building Ref.01. A degree of refurbishment was also undertaken.

WORK REQUIRED - PRIORITY CRITERIA

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THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
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DATE(s) OF SURVEY :	March to July 2017
USE OF DATA:	The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.
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THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.
	In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.
	Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.
	The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .
	Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.
	Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: SHETLAND UHI

CAMPUS: SHETLAND LEARNING CENTRES

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : SHETLAND UHI	MAMG CONSULTANCY Copyright © 2017 MAMG Consultancy	TYPICAL BUILDING	
	CAMPUS : LERWICK LEARNING CENTRE			
DETAILS	ADDRESS: St No. (if anv): Street: Town: Various - see below (Island): SHETLAND ISLES Post Code: -	Approx Total Gross Internal area: 336 Date ranges of Construction: 1900 - 2000 <small>(the above is only entered if discernable, no warranty given)</small>		
	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose if no area is given, none was provided in the source documentation)			

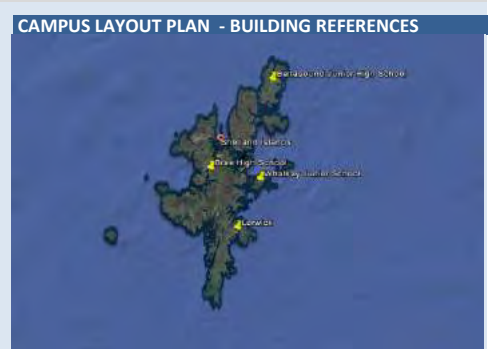
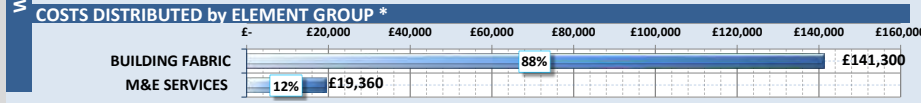
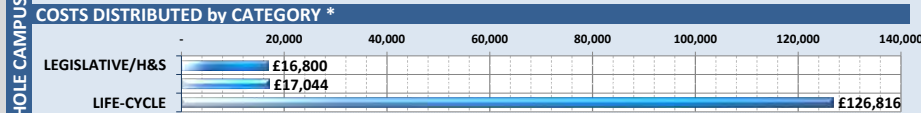
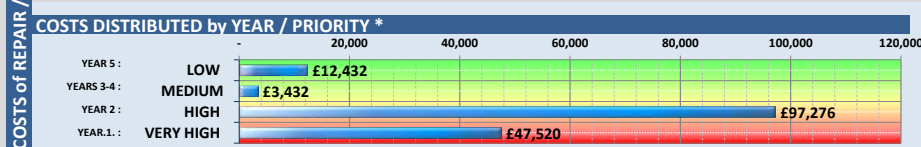
CAMPUS CONDITION & COST SUMMARY	PLAN REF	BUILDING NAMES	Only entered if reasonably discernable from 3rd party data				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *						RELATIVE INDICATOR	
			AVERAGE CONDITION*	CONDITION SPREAD%*				BUILDING TOTAL	£/m2	YEAR 1.	YEAR 2.	YEARS 3-4		YEAR 5. +
				A	B	C	D			VERY HIGH	HIGH	MEDIUM		LOW
	01	Lerwick - Islesburgh Complex	B	10	75	10	5	£ 40,165	£ 478	£ 11,880	£ 24,319	£ 858	£ 3,108	
	02	North Isles - Baltasound Junior School	B	10	75	10	5	£ 40,165	£ 478	£ 11,880	£ 24,319	£ 858	£ 3,108	
	03	North Mainland - Brae High School	B	10	75	10	5	£ 40,165	£ 478	£ 11,880	£ 24,319	£ 858	£ 3,108	
	04	Whalsay Learning Ctre - Whalsay Jnr School	B	10	75	10	5	£ 40,165	£ 478	£ 11,880	£ 24,319	£ 858	£ 3,108	
	05													
	06													
	07													
	08													
	09													
	10													
	11													
	12													
	13													
	14													
	15													
	16													
	17													
	18													
	19													
	20													
TOTALS *								£ 160,661	£ 478.16	£ 47,520	£ 97,276	£ 3,432	£ 12,432	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

NOTES	PLAN REF	KEY OBSERVATIONS (if any)
		01
	02	Very limited information available. Costs and condition grades have been applied on an arbitrary basis using similar surveyed assets as a typical benchmark, including usual cyclic internal decoration, allowance for floor finishes and a measure of common liability charges for external repairs and system maintenance. Further investigation on Lease provisions and the Colleges specific liabilities should be obtained for further clarification and exact status.
	03	
	04	
	05	
	06	
	07	
	08	
	General Notes:	

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



* **Important Notes:** This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations, Terms & Conditions.

DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" for the provision of data in these reports were appointed by the respective Colleges, in the case of this Campus the original Surveyors were: XXXXX
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF ORIGINAL SURVEY :	XXXXXXX
SOURCE & USE OF DATA:	<p>This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations,</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date,compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below:</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B."i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p>

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.

Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original source data collection data inclusions or exclusions. These can be further adjusted by the Estates Department to preference on a building by building basis.

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The original Survey will have been non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors would not therefore accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will likely have been inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not inspected.

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

4.24. SOUTH LANARKSHIRE COLLEGE

EAST KILBRIDE – SUMMARY REPORT ONLY

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: SOUTH LANARKSHIRE

CAMPUS: EAST KILBRIDE

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : SOUTH LANARKSHIRE	 Copyright © 2017 MAMG Consultancy	MAIN BUILDING	
	CAMPUS : EAST KILBRIDE			
DETAILS	St No. (if any):	College Way		
	Street:	East Kilbride		
Approx Total Gross Internal area		18,650	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose if no area is given, none was provided in the source documentation)	
Date ranges of Construction :		2007-2016	(the above is only entered if discernable, no warranty given)	

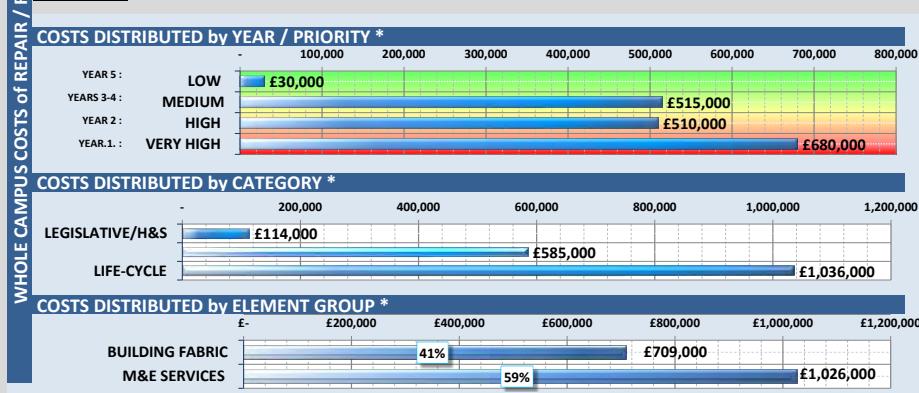
PLAN REF	BUILDING NAMES	Only entered if reasonably discernable from 3rd party data				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *					RELATIVE INDICATOR		
		AVERAGE CONDITION*	CONDITION SPREAD%*				BUILDING TOTAL	£/m2	YEAR 1. VERY HIGH	YEAR 2. HIGH		YEARS 3-4 MEDIUM	YEAR 5. + LOW
		A	B	C	D	£	£	£	£	£		£	
01	Main building	B	35	50	10	5	£ 1,700,000	£ 94	£ 680,000	£ 510,000	£ 510,000	£ -	
02	Annex	A	70	30	0	0	£ 30,000	£ 54	£ -	£ -	£ -	£ 30,000	
03	Low carbon House	A	45	50	5	0	£ 5,000	£ 56	£ -	£ -	£ 5,000	£ -	
04													
05													
06													
07													
08													
09													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
TOTALS *							£ 1,735,000	£ 93.03	£ 680,000	£ 510,000	£ 515,000	£ 30,000	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Constructed circa. 2007, while in good overall condition as should be the case, there are a number of abnormal defects and/or early life failure issues the college is trying to resolve and has presently budgeted for. This includes urgent roof repairs, boiler room issues, allowances for cyclic flooring replacements and kitchen refurbishments (£1.17m). Additionally the budget includes areas of replacement lighting and equipment (£417k) and CCTV, fans and fire alarm upgrades (£114k).
02	Constructed circa. 2016, in good condition as should be expected, budget is arbitrary allowance for portional internal decoration at the end of the 5 year period.
03	Constructed circa. 2010 as a project house, good overall condition. Budget allows for arbitrary decoration and local repairs.
04	
05	
06	
General Notes:	

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



*** Important Notes:** This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations, Terms & Conditions.

DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" for the provision of data in these reports were appointed by the respective Colleges, in the case of this Campus the original Surveyors were: XXXXX
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF ORIGINAL SURVEY :	XXXXXXX
SOURCE & USE OF DATA:	<p>This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations, Terms & Conditions.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date,compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below:</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B."i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p>

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.

Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original source data collection data inclusions or exclusions. These can be further adjusted by the Estates Department to preference on a building by building basis.

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The original Survey will have been non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors would not therefore accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will likely have been inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not inspected.

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

4.25. WEST COLLEGE SCOTLAND

CLYDEBANK

GREENOCK

PAISLEY

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: WEST COLLEGE

CAMPUS: CLYDEBANK

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : WEST COLLEGE	<p>Copyright © 2017 MAMG Consultancy</p>	<p>MAIN BUILDING</p>
	CAMPUS : CLYDEBANK		
DETAILS	ADDRESS: St No. (if any): Street: Queens Quay Town: Glasgow (Island): MAINLAND Post Code: G81 1BP	Approx Total Gross Internal area: 17,806 Date ranges of Construction: 2007 (* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose. If no area is given, none was provided in the source documentation)	

PLAN REF	BUILDING NAMES	Only entered if reasonably discernable from 3rd party data					BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *					RELATIVE INDICATOR	
		AVERAGE CONDITION*	A	B	C	D	BUILDING TOTAL	£/m2	YEAR 1. VERY HIGH	YEAR 2. HIGH	YEARS 3-4 MEDIUM		YEAR 5. + LOW
01	Main Building	B	0	94	6	0	£ 532,708	£ 29	£ 145,191	£ 62,899	£ 77,154	£ 247,464	
02													
03													
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18													
19													
20													
TOTALS *							£ 532,708	£ 29.92	£ 145,191	£ 62,899	£ 77,154	£ 247,464	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The building was constructed around 2007 and is generally in fair to good condition. There is a wide spread of minor local external fabric repairs and maintenance (£21k) with internal fabric (£348k) covering replacement ceiling tiles, floor finishes and decoration and local door overhauls. Some of the M&E systems are approaching an age where significant extent of replacements should be planned for incl. fans/AC (£28k), boilers and related installations (£60k).
02	
03	
04	
05	
06	
General Notes:	

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.

COSTS DISTRIBUTED by YEAR / PRIORITY *

YEAR 5: LOW	£247,464
YEARS 3-4: MEDIUM	£77,154
YEAR 2: HIGH	£62,899
YEAR 1.: VERY HIGH	£145,191

COSTS DISTRIBUTED by CATEGORY *

LEGISLATIVE/H&S	£120,660
LIFE-CYCLE	£142,807
	£269,241

COSTS DISTRIBUTED by ELEMENT GROUP *

BUILDING FABRIC	84%	£446,146
M&E SERVICES	16%	£86,562

CAMPUS LAYOUT PLAN - BUILDING REFERENCES

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DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" for the provision of data in these reports were appointed by the respective Colleges, in the case of this Campus the original Surveyors were: XXXXX
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
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COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below</p>
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This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

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The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

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BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: WEST COLLEGE

CAMPUS: GREENOCK FINNART STREET

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

<p>COLLEGE : WEST COLLEGE CAMPUS : GREENOCK FINNART STREET</p> <p>ADDRESS: St No. (if any): Street: Finnart Street Town: Greenock (Island): MAINLAND Post Code: PA15 8HF</p>	 Copyright © 2017 MAMG Consultancy	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">MAIN BUILDING</p>
<p>Approx Total Gross Internal area: 16,910 Date ranges of Construction: 1970 (the above is only entered if discernable, no warranty given)</p>		
<p>(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose if no area is given, none was provided in the source documentation)</p>		

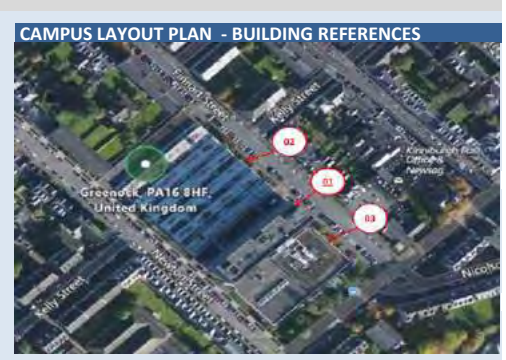
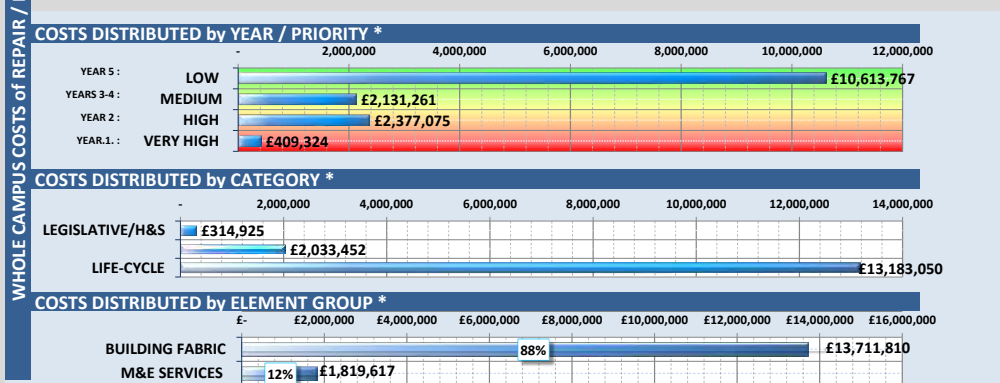
PLAN REF	BUILDING NAMES	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *											
		AVERAGE CONDITION*	CONDITION SPREAD%*				BUILDING TOTAL	£/m2	YEAR 1	YEAR 2	YEARS 3-4	YEAR 5 +	RELATIVE INDICATOR
		A	B	C	D	VERY HIGH			HIGH	MEDIUM	LOW		
01	Tower	C	0	68	16	16	£ 12,196,456	£ 1,534	£ 409,324	£ 275,184	£ 1,024,452	£ 10,487,496	
02	Workshops	C	0	60	27	13	£ 2,223,453	£ 373	£ -	£ 1,852,502	£ 295,477	£ 75,474	
03	Refectory & underbuild	B	0	87	12	1	£ 1,111,518	£ 371	£ -	£ 249,389	£ 811,332	£ 50,797	
04													
05													
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20													
TOTALS *							£ 15,531,427	£ 918.48	£ 409,324	£ 2,377,075	£ 2,131,261	£ 10,613,767	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The Tower was constructed in 1970. The ground floor was heavily refurbished circa. 2014 and various stages of internal cosmetic refurbishment have taken place in floors above. The fundamental is the external fabric is very poor, which is where the majority of the cost lies (£10.5m), while on M&E heating installations is the main issue (£737k) along with lifts (£214k).
02	The workshops were constructed circa. 1970. The external fabric is in poor condition, most significantly the roof (£1.2m) and other elements including cladding and windows (£460k). Internal refurbishment accounts for £345k while there are a moderate range of M&E works required (£177k).
03	The refectory had a major roofing and external refurbishment completed circa. 2014 and is in fair to good condition although this did not include the full expanse of the underbuild area below which still accounts for circa. £550k of works. There are a minimal range of works to the internal fabric (£192k) while M&E systems replacements accounts for £466k.
04	
05	
06	
General Notes:	

WORKS REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



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THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
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SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p>

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.

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No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The original Survey will have been non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors would not therefore accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will likely have been inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not inspected.

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: WEST COLLEGE

CAMPUS: PAISLEY

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : WEST COLLEGE	 Copyright © 2017 MAMG Consultancy	MAIN BUILDING
	CAMPUS : PAISLEY		
DETAILS	ADDRESS: St No. (if any): Renfrew Road		
	Street: Paisley		
	Town: PAISLEY		
	(Island): MAINLAND		
	Post Code: PA3 4DR		
	Approx Total Gross Internal area : 32,854	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose if no area is given, none was provided in the source documentation)	
	Date ranges of Construction : 1910 - 2011	(the above is only entered if discernible, no warranty given)	

PLAN REF	BUILDING NAMES	Only entered if reasonably discernible from 3rd party data				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *					RELATIVE INDICATOR		
		AVERAGE CONDITION*	CONDITION SPREAD%*				BUILDING TOTAL	£/m2	YEAR 1	YEAR 2		YEARS 3-4	YEAR 5 +
			A	B	C	D			VERY HIGH	HIGH		MEDIUM	LOW
01	Renfrew North	B	1	79	20	0	£ 508,735	£ 54	£ 34,839	£ 74,406	£ 146,498	£ 252,992	
02	Renfrew South	C	0	75	24	1	£ 1,365,283	£ 281	£ 377,370	£ 381,503	£ 526,249	£ 80,161	
03	Oakshaw	B	0	82	13	5	£ 433,191	£ 58	£ -	£ 12,575	£ 166,721	£ 253,895	
04	ICE	B	0	100	0	0	£ 176,810	£ 57	£ -	£ 6,930	£ 126,315	£ 43,565	
05	Inchinnan South	C	0	68	20	12	£ 707,273	£ 402	£ 128,454	£ 421,838	£ 156,981	£ -	
06	Inchinnan North	C	0	66	21	13	£ 517,983	£ 235	£ 253,462	£ 127,638	£ 36,981	£ 99,902	
07	Abercorn	B	0	95	2	3	£ 442,746	£ 140	£ -	£ 389,365	£ 8,921	£ 44,460	
08	Barshaw	C	0	69	16	15	£ 193,560	£ 390	£ -	£ 27,342	£ 19,858	£ 146,360	
09	House - BDU (not in use)	D	0	26	39	35	£ 107,169	£ 541	£ 51,540	£ -	£ 55,629	£ -	
10	House - Vacant (not in use)	D	0	31	33	36	£ 107,169	£ 541	£ 51,540	£ -	£ 55,629	£ -	
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
TOTALS *							£ 4,559,919	£ 138.79	£ 897,205	£ 1,441,597	£ 1,299,782	£ 921,335	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Constructed in circa. 2006. Property is in fair condition, extensive repairs are required to the external curtilage (£107k) and external fabric and structure (£69k). Internally repairs/replacements are required the fabric, including redecoration and floor covering replacements. (£232k). Costs associated with M&E items relate to Fire systems (£25k), H&C Water systems (£15k), Alarms (£31k) and Ventilation (£19k)
02	Constructed in circa. 1980. Property is in fair to locally poor condition, extensive repairs are required to the external fabric and roof (£190k). Internally repairs/replacements are required the fabric, including redecoration and floor covering replacements. (£164k). Costs associated with M&E items relate to Fire systems (£39k), H&C Water systems (£150k), Alarms (£63k) and Ventilation/ AC (£298k), Mains services (£53k), renewables (£100k), electrical services (£116k), Comms (£107k).
03	Constructed in circa. 1965. Property is in fair condition, repairs are required to the external fabric (£54k). Internally repairs/replacements are required the fabric, including redecoration and floor covering replacements. (£362k).
04	Constructed in circa. 2011 and the newest building on campus it is in good condition. Internally repairs/ cyclical replacements are required the fabric, including redecoration and floor covering replacements. (£148k). M&E costs are mainly associated with minor repairs to Electrical systems, heating and renewables (£17k).
05	Constructed in circa. 1965. Property is generally in poor condition, repairs are required to the external fabric (£152k) and the roof (£193k). Internally repairs/replacements are required the fabric, including redecoration and floor covering replacements. (£266k). M&E Costs and generally associated with Electrical systems (£50k) and Fire systems and heating (£30k).
06	Constructed in circa. 1985. Property is generally in poor condition, repairs are required to the external fabric (£6k) and the roof (£232k). Internally repairs/replacements are required the fabric, including redecoration and floor covering replacements. (£37k). M&E Costs and generally associated with Electrical systems (£192k) and Fire systems and heating (£50k).
07	Constructed in circa. 1910 and grade .A. listed former school it was extensively refurbished in 2010. Property is generally in fair condition, repairs are required to the external fabric (£144k) and the roof (£245k). Internally repairs/replacements are required the fabric, including redecoration and floor covering replacements. (£28k). M&E Costs and generally associated with Electrical systems (£7k) and heating (£17k).
08	Constructed in circa. 1985. Property is generally in poor condition, repairs are required to the external fabric (£49k) and the roof (£68k). Internally repairs/replacements are required the fabric, including redecoration and floor covering replacements. (£14k). M&E Costs and generally associated with Mains services (£50k) and heating (£11k).
09	Constructed in circa. 1955. Property is in very poor condition, repairs are required to the external fabric (£25k) and the roof (£30k). Internally repairs/replacements are required the fabric, including redecoration and floor covering replacements. (£24k) and sanitaryware (£5k). M&E Costs and generally associated with electrical, fire and alarm systems (£10k).
10	Constructed in circa. 1955. Property is in very poor condition, repairs are required to the external fabric (£25k) and the roof (£30k). Internally repairs/replacements are required the fabric, including redecoration and floor covering replacements. (£24k) and sanitaryware (£5k). M&E Costs and generally associated with electrical, fire and alarm systems (£10k).
General Notes:	The Campus contains a very mixed range of building ages and conditions with some in very poor order.

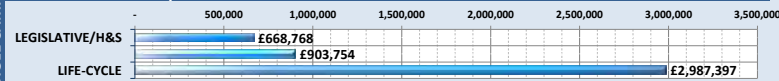
WORK REQUIRED - PRIORITY CRITERIA *

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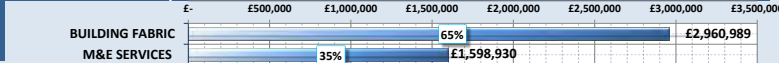
COSTS DISTRIBUTED by YEAR / PRIORITY *



COSTS DISTRIBUTED by CATEGORY *



COSTS DISTRIBUTED by ELEMENT GROUP *



CAMPUS LAYOUT PLAN - BUILDING REFERENCES



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This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

4.26. WEST HIGHLAND COLLEGE (UHI)

AUCHTERTYE

BROADFORD

FORT WILLIAM

GAIRLOCH

KILCHOAN

KINLOCHLEVEN

MALLAIG

STRONTAIN – SHARED SPACE IN SCHOOLS – SUMMARY REPORT ONLY

ULLAPOOL

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: WEST HIGHLAND UHI

CAMPUS: AUCHTERTYRE

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : WEST HIGHLAND UHI	MAMG CONSULTANCY Copyright © 2017 MAMG Consultancy	MAIN BUILDING	
	CAMPUS : AUCHTERTYRE			
DETAILS	Address: St No. (if any): Taigh Darach	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose. If no area is given, none was provided in the source documentation)		
	Date ranges of Construction : 2000			
(the above is only entered if discernable, no warranty given)				

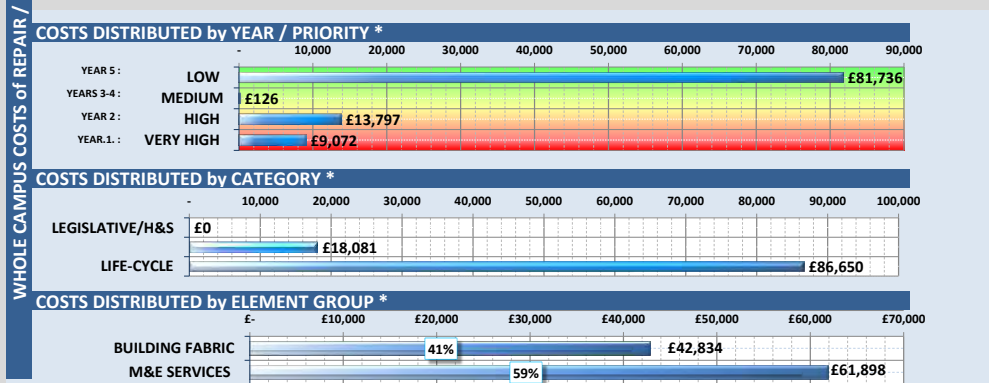
PLAN REF	BUILDING NAMES	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *										RELATIVE INDICATOR	
		Only entered if reasonably discernable from 3rd party data				BUILDING TOTAL	£/m2	YEAR 1	YEAR 2	YEARS 3-4	YEAR 5 +		
		AVERAGE CONDITION*	CONDITION SPREAD%**					VERY HIGH	HIGH	MEDIUM	LOW		
			A	B	C	D							
01	Main Building	B	0	93	7	0	£ 104,731	£ 339	£ 9,072	£ 13,797	£ 126	£ 81,736	
02													
03													
04													
05													
06													
07													
08													
09													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
TOTALS *							£ 104,731	£ 338.94	£ 9,072	£ 13,797	£ 126	£ 81,736	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Property originally constructed circa 2000. Generally the property is in fair to good condition. External areas are in fair condition, repair works are required to external grounds (£3k) and external elevations (£20k). Internal fabric is generally fair with minor works being required mainly associated with replacement floor coverings and redecoration (£20k). Costs associated with M&E items mainly relate to Heating plant (£26k) Communication hardware (£12k) and Electrical works (£26k).
02	
03	
04	
05	
06	
07	
08	
General Notes:	Surveyed by in 2015 by Housing Association Estates on behalf of West Highland UHI, costs uplifted by 6% to reflect inflation to present date.

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



*** Important Notes:** This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations, Terms & Conditions.

DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" for the provision of data in these reports were appointed by the respective Colleges, in the case of this Campus the original Surveyors were: XXXXX
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF ORIGINAL SURVEY :	XXXXXXX
SOURCE & USE OF DATA:	<p>This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant that works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations,</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date,compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p>

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.

Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original source data collection data inclusions or exclusions. These can be further adjusted by the Estates Department to preference on a building by building basis.

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The original Survey will have been non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors would not therefore accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will likely have been inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not inspected.

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: WEST HIGHLAND UHI

CAMPUS: BROADFORD

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : WEST HIGHLAND UHI	MAMG CONSULTANCY Copyright © 2017 MAMG Consultancy	MAIN BUILDING	
	CAMPUS : BROADFORD			
DETAILS	Address: St No. (if any): Paric nan Craobh			
	Date ranges of Construction : 2000 <small>(the above is only entered if discernable, no warranty given)</small>	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose if no area is given, none was provided in the source documentation)		

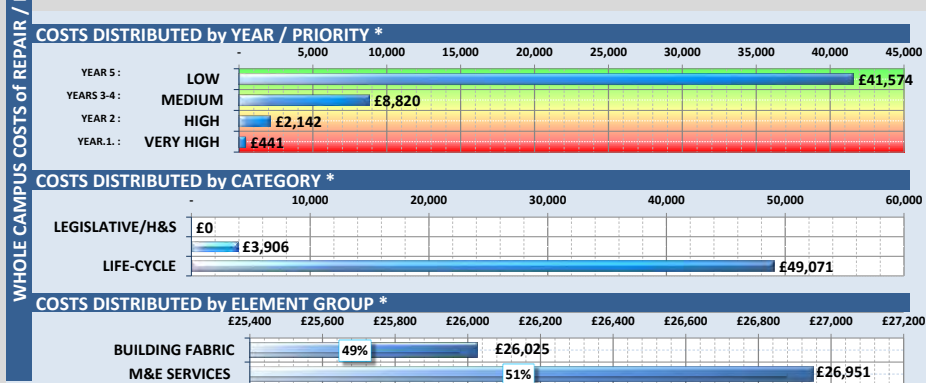
PLAN REF	BUILDING NAMES	Only entered if reasonably discernable from 3rd party data				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *						RELATIVE INDICATOR	
		AVERAGE CONDITION*	CONDITION SPREAD%**				BUILDING TOTAL	£/m2	YEAR 1. VERY HIGH	YEAR 2. HIGH	YEARS 3-4. MEDIUM		YEAR 5. + LOW
		A	B	C	D								
01	Main Building	B	0	100	0	0	£ 52,977	£ 321	£ 441	£ 2,142	£ 8,820	£ 41,574	
02													
03													
04													
05													
06													
07													
08													
09													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
TOTALS *						£ 52,977	£ 321.07	£ 441	£ 2,142	£ 8,820	£ 41,574		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

NOTES	PLAN REF	KEY OBSERVATIONS (if any)
		01
	02	
	03	
	04	
	05	
	06	
	07	
	08	
	General Notes:	Surveyed by in 2015 by Housing Association Estates on behalf of West Highland UHI, costs uplifted by 6% to reflect inflation to present date.

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



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DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" for the provision of data in these reports were appointed by the respective Colleges, in the case of this Campus the original Surveyors were: XXXXX
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF ORIGINAL SURVEY :	XXXXXXX
SOURCE & USE OF DATA:	<p>This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant that works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations,</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date,compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p>

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.

Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original source data collection data inclusions or exclusions. These can be further adjusted by the Estates Department to preference on a building by building basis.

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The original Survey will have been non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors would not therefore accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will likely have been inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not inspected.

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: WEST HIGHLAND UHI

CAMPUS: FORT WILLIAM

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : WEST HIGHLAND UHI	<p>Copyright © 2017 MAMG Consultancy</p>	
	CAMPUS : FORT WILLIAM		
DETAILS	Address: St No. (if any): Street: Carnicheal Way Town: Fort William (Island): MAINLAND Post Code: PH33 6FF		

Approx Total Gross Internal area : **4,172** (* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose if no area is given, none was provided in the source documentation)

Date ranges of Construction : **1998 - 2006**
(the above is only entered if discernable, no warranty given)

PLAN REF	BUILDING NAMES	Only entered if reasonably discernable from 3rd party data					BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *					RELATIVE INDICATOR		
		AVERAGE CONDITION*	CONDITION SPREAD%*				BUILDING TOTAL	£/m2	YEAR 1. VERY HIGH	YEAR 2. HIGH	YEARS 3-4 MEDIUM		YEAR 5. + LOW	
		B	A	B	C	D	£	£	£	£	£			
01	Main Building	B	7	82	9	2	£ 707,495	£ 169	£ 2,293	£ 25,767	£ 378,844	£ 300,591		
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TOTALS *							£ 707,495	£ 169.58	£ 2,293	£ 25,767	£ 378,844	£ 300,591		

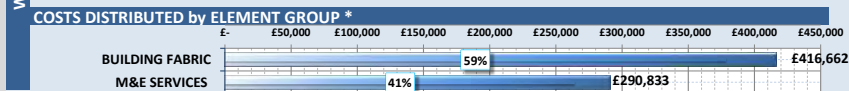
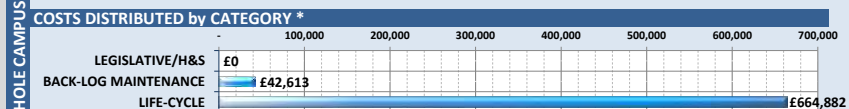
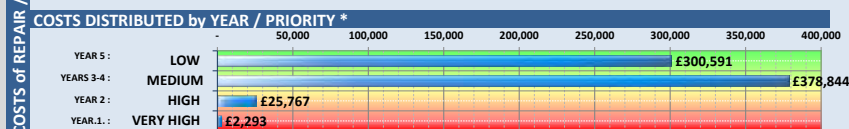
* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF KEY OBSERVATIONS (if any)

01	Generally the property is in fair to good condition. External areas are in fair condition, minor repair works are required to external grounds (£15k) and external elevations (£22k) and roof (£100k). Internal fabric is generally fair with minor works being required mainly associated with replacement floor coverings and redecoration (£262k). Costs associated with M&E items mainly relate to Heating (£256k), Alarms (£11k), video communication hardware (£12k) and Electrical works (£347k).
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General Notes:	Building is getting to stage in life where significant element overhauls / refurbishment and M&E plant replacements are required.

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



CAMPUS LAYOUT PLAN - BUILDING REFERENCES



* **Important Notes:** This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations, Terms & Conditions.

DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" for the provision of data in these reports were appointed by the respective Colleges, in the case of this Campus the original Surveyors were: XXXXX
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF ORIGINAL SURVEY :	XXXXXX
SOURCE & USE OF DATA:	<p>This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations,</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date,compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B."i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p>

Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.

Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original source data collection data inclusions or exclusions. These can be further adjusted by the Estates Department to preference on a building by building basis.

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The original Survey will have been non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors would not therefore accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will likely have been inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not inspected.

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: WEST HIGHLAND UHI

CAMPUS: GAIRLOCH

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : WEST HIGHLAND UHI	<p>Copyright © 2017 MAMG Consultancy</p>	<p>MAIN BUILDING</p>
	CAMPUS : GAIRLOCH		
DETAILS	ADDRESS: St No. (if any): Street: The GALE Centre Town: Gairloch (Island): MAINLAND Post Code: IV21 2BH	Approx Total Gross Internal area : 36 Date ranges of Construction : 2012 (* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose. If no area is given, none was provided in the source documentation)	

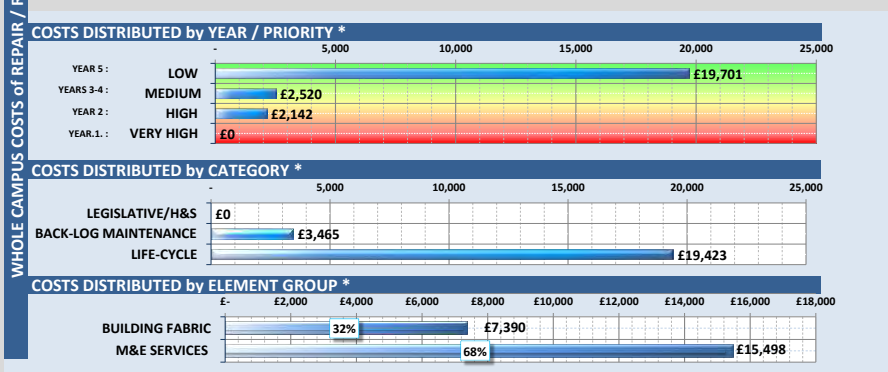
CAMPUS CONDITION & COST SUMMARY	PLAN REF	BUILDING NAMES	Only entered if reasonably discernible from 3rd party data					BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *					RELATIVE INDICATOR		
			AVERAGE CONDITION*	CONDITION SPREAD**				BUILDING TOTAL	£/m2	YEAR 1. VERY HIGH	YEAR 2. HIGH	YEARS 3-4 MEDIUM		YEAR 5. + LOW	
			B	A	B	C	D	£	£	£	£	£			
	01	Main Building	B	35	65	0	0	£ 24,364	£ 677	£ -	£ 2,142	£ 2,520	£ 19,701		
	02														
	03														
	04														
	05														
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	14														
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								TOTALS *	£ 24,364	£ 676.77	£ -	£ 2,142	£ 2,520	£ 19,701	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

NOTES	PLAN REF	KEY OBSERVATIONS (if any)
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	General Notes:	The College occupies space in a Community Facility "The Gale Centre", built in 2012.

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



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THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF ORIGINAL SURVEY :	XXXXXX
SOURCE & USE OF DATA:	<p>This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations,</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date,compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
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COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B."i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p>

Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.

Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original source data collection data inclusions or exclusions. These can be further adjusted by the Estates Department to preference on a building by building basis.

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The original Survey will have been non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors would not therefore accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will likely have been inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not inspected.

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: WEST HIGHLAND UHI

CAMPUS: KILCHOAN

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : WEST HIGHLAND UH		
	CAMPUS : KILCHOAN		
DETAILS	ADDRESS: St No. (if any): Street: Peir Road Town: Kilchoan Island: MAINLAND Post Code: PH36 4LH	Copyright © 2017 MAMG Consultancy	
	Approx Total Gross Internal area : 135 Date ranges of Construction : 2000 <small>(the above is only entered if discernable, no warranty given)</small>	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose. If no area is given, none was provided in the source documentation)	

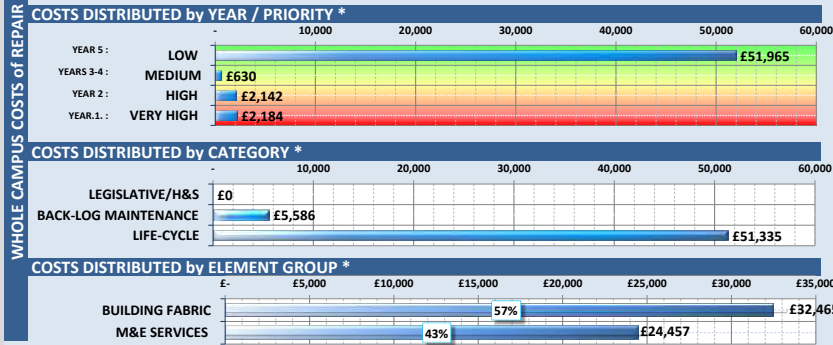
CAMPUS CONDITION & COST SUMMARY	PLAN REF	BUILDING NAMES	Only entered if reasonably discernable from 3rd party data					BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *					RELATIVE INDICATOR	
			AVERAGE CONDITION*	CONDITION SPREAD**				BUILDING TOTAL	£/m2	YEAR 1 VERY HIGH	YEAR 2 HIGH	YEARS 3-4 MEDIUM		YEAR 5+ LOW
				A	B	C	D							
	01	Main Building	B	0	100	0	0	£ 56,921	£ 421	£ 2,184	£ 2,142	£ 630	£ 51,965	
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	03													
	04													
	05													
	06													
	07													
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							TOTALS *	£ 56,921	£ 421.64	£ 2,184	£ 2,142	£ 630	£ 51,965	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Property originally constructed circa 2000. Generally the property is in good condition. Minor repair works are required to external grounds (£2k), roof (£15k) and external elevations (£6k). Internal fabric is generally fair with minor works being required mainly associated with replacement floor coverings and redecoration (£8k). Costs associated with M&E items mainly relate to Communication hardware (£12k) and Electrical works (£11k).
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General Notes:	Survey was completed by Lochalsh and Skye Housing Association in 2015 on behalf of West Highland UHI. Costs have been uplifted by inflation (6%) to present date.

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



* **Important Notes:** This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations, Terms & Conditions.

DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL:	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" for the provision of data in these reports were appointed by the respective Colleges, in the case of this Campus the original Surveyors were: XXXXX
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF ORIGINAL SURVEY:	XXXXXX
SOURCE & USE OF DATA:	<p>This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations,</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date,compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B."i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p>

Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .

Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.

Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original source data collection data inclusions or exclusions. These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The original Survey will have been non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors would not therefore accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will likely have been inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not inspected.

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: WEST HIGHLAND UHI

CAMPUS: KINLOCHLEVEN

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : WEST HIGHLAND UHI	 Copyright © 2017 MAMG Consultancy	MAIN BUILDING	
	CAMPUS : KINLOCHLEVEN			
DETAILS	ADDRESS: St No. (if any): Street: Town: Island): Post Code:	The Leven Centre Riverside Road Kinlochleven MAINLAND PH50 4QH	Approx Total Gross Internal area : 34 Date ranges of Construction : 2000 (the above is only entered if discernible, no warranty given)	
	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose if no area is given, none was provided in the source documentation)			

PLAN REF	BUILDING NAMES	Only entered if reasonably discernible from 3rd party data					BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *					RELATIVE INDICATOR	
		AVERAGE CONDITION*	CONDITION SPREAD%*				BUILDING TOTAL	£/m2	YEAR.1	YEAR.2	YEARS 3-4		YEAR.5. +
		B	A	B	C	D			VERY HIGH	HIGH	MEDIUM		LOW
01	Main Building	B	0	100	0	0	£ 21,557	£ 634	£ -	£ 2,142	£ -	£ 19,415	
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TOTALS *							£ 21,557	£ 634.03	£ -	£ 2,142	£ -	£ 19,415	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Property originally constructed circa 2000. The occupation is a number of rooms as part of the Leven Centre. Generally the property is in good condition, the most significant costs are associated with M&E items in particular video communication hardware (£12k) and Electrical works (£3k). Internal fabric is generally fair with minor works being required mainly associated with replacement floor coverings and redecoration (£2k). External areas are in fair condition, minor repair works are required to external grounds (£2k) and external elevations (£1k). Some of the external fabric costs may be shared with other building users.
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General Notes:	Survey was completed by Lochalsh and Skye Housing Association in 2015 on behalf of West Highland UHI. Costs have been uplifted by inflation (6%) to present date.

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.

COSTS DISTRIBUTED by YEAR / PRIORITY *

YEAR 5 : LOW	£19,415
YEARS 3-4 : MEDIUM	£0
YEAR 2 : HIGH	£2,142
YEAR.1. : VERY HIGH	£0

COSTS DISTRIBUTED by CATEGORY *

LEGISLATIVE/H&S	£0
LIFE-CYCLE	£3,465
	£18,092

COSTS DISTRIBUTED by ELEMENT GROUP *

BUILDING FABRIC	26%	£5,500
M&E SERVICES	74%	£16,057

CAMPUS LAYOUT PLAN - BUILDING REFERENCES

*** Important Notes:** This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations, Terms & Conditions.

DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL:	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" for the provision of data in these reports were appointed by the respective Colleges, in the case of this Campus the original Surveyors were: XXXXX
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF ORIGINAL SURVEY:	XXXXXX
SOURCE & USE OF DATA:	<p>This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations,</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date,compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B."i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p>

Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.

Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original source data collection data inclusions or exclusions. These can be further adjusted by the Estates Department to preference on a building by building basis.

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The original Survey will have been non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors would not therefore accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will likely have been inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not inspected.

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: WEST HIGHLAND UHI

CAMPUS: MALLIAG

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

on behalf of West Highland UHI. Costs have been uplifted by inflation (6%) to present date.

- 1 - **WHOLE CAMPUS CONDITION SUMMARY**
- 2 - **SURVEY SCOPE & LIMITATIONS**
- 3 - **INDIVIDUAL BUILDING CONDITION REPORTS** (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : WEST HIGHLAND UHI	 Copyright © 2017 MAMG Consultancy	MAIN BUILDING	
	CAMPUS : MALLAIG			
DETAILS	ADDRESS: St No. (if anv): Street: West Bay Town: Mallaig Island: MAINLAND Post Code: PH41 4PX			
	Approx Total Gross Internal area : 118 Date ranges of Construction : 2000 <small>(the above is only entered if discernable, no warranty given)</small>	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose if no area is given, none was provided in the source documentation)		

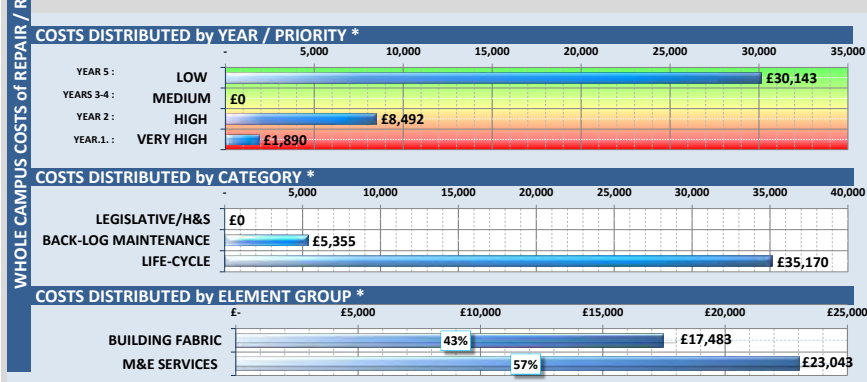
PLAN REF	BUILDING NAMES	Only entered if reasonably discernable from 3rd party data					BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *					RELATIVE INDICATOR	
		AVERAGE CONDITION*	CONDITION SPREAD%*				BUILDING TOTAL	£/m2	YEAR.1	YEAR.2	YEARS 3-4		YEAR.5. +
		B	A	B	C	D			VERY HIGH	HIGH	MEDIUM		LOW
01	Mallaig Centre	B	0	100	0	0	£ 40,525	£ 343	£ 1,890	£ 8,492	£ -	£ 30,143	
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16													
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18													
19													
20													
TOTALS *							£ 40,525	£ 343.43	£ 1,890	£ 8,492	£ -	£ 30,143	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Property originally constructed circa 2000. The occupation comprises a number of rooms in the Mallaig Centre. Generally the property is in good condition, the most significant costs are associated with M&E items in particular video communication hardware (£13k) and Electrical works (£10k). Intenal fabric is generally fair with minor works being required mainly associated with replacement floor coverings and redecoration (£9k). External areas are in fair condition, minor repair works are required to external grounds (£2k), roof (£2k) and external elevations (£4k). Some of the external fabric costs may be shared with other building users.
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General Notes:	Survey was completed by Lochalsh and Skye Housing Association in 2015 on behalf of West Highland UHI. Costs have been uplifted by inflation (6%) to present date.

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



* **Important Notes:** This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations, Terms & Conditions.

DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" for the provision of data in these reports were appointed by the respective Colleges, in the case of this Campus the original Surveyors were: XXXXX
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF ORIGINAL SURVEY :	XXXXXX
SOURCE & USE OF DATA:	<p>This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations,</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date,compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
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COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below.</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B."i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p>

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The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

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The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

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Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

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BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: WEST HIGHLAND UHI

CAMPUS: STRONTIAN (Ardnamurchan High School)

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : WEST HIGHLAND UHI	 Copyright © 2017 MAMG Consultancy	MAIN BUILDING	
	CAMPUS : STRONTIAN			
DETAILS	ADDRESS: St No. (if any): Street: Strontian Town: Acharaile (Island): MAINLAND Post Code: PH36 4JA	Approx Total Gross Internal area: 84 Date ranges of Construction: 2000 (* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose if no area is given, none was provided in the source documentation)		

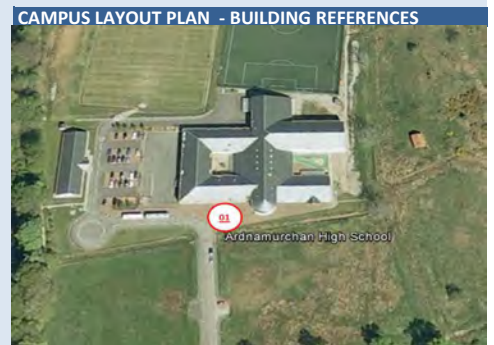
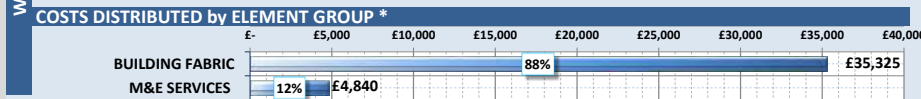
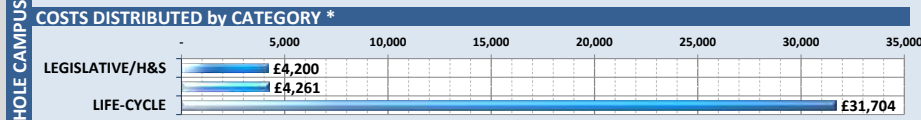
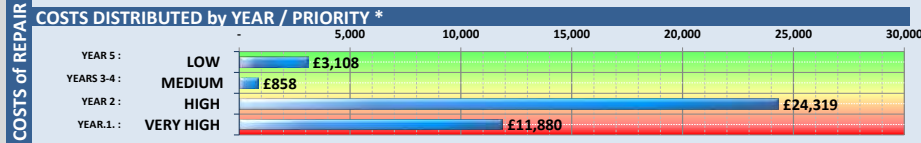
PLAN REF	BUILDING NAMES	BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *										RELATIVE INDICATOR		
		AVERAGE CONDITION*	CONDITION SPREAD%*				BUILDING TOTAL	£/m2	YEAR 1. VERY HIGH	YEAR 2. HIGH	YEARS 3-4 MEDIUM		YEAR 5. + LOW	
		B	A	B	C	D	£	£	£	£	£		£	
01	Strontian	B	10	75	10	5	£ 40,165	£ 478	£ 11,880	£ 24,319	£ 858	£ 3,108		
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14														
15														
16														
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18														
19														
20														
TOTALS *							£ 40,165	£ 478.16	£ 11,880	£ 24,319	£ 858	£ 3,108		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Very limited information available. Area, costs and condition grades have been applied on an arbitrary basis using similar West Highland UHI surveyed assets as a typical benchmark, including usual cyclic internal decoration, allowance for floor finishes and a measure of common liability charges for external repairs and system maintenance. Further investigation on Lease provisions and the Colleges specific liabilities should be obtained for further clarification and exact status.
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General Notes:	

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



* **Important Notes:** This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant that works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations, Terms & Conditions.

DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
GENERAL :	This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.
THE "SURVEYORS":	The "Surveyors" for the provision of data in these reports were appointed by the respective Colleges, in the case of this Campus the original Surveyors were: XXXXX
THE "PROJECT MANAGER":	The "Project Manager" is Gardiner & Theobald LLP.
THE "ESTATE":	The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)
THE "USER":	The "User" is Gardiner & Theobald and the Scottish Funding Council
INSTRUCTING PARTY ("USER"):	This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.
DATE(s) OF ORIGINAL SURVEY :	XXXXXXX
SOURCE & USE OF DATA:	<p>This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations,</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date,compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
ELECTRONIC FILES VIRUS TRANSMISSION & SECURITY:	Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of electronic documents will not adversely affect its systems or data. No responsibility is accepted by the Surveyors in this regard. The recipient should carry out such virus and other checks as it considers appropriate
COPYRIGHT & INTELLECTUAL PROPERTY:	<p>Including the following but without limitation, this database / forms of reporting and setting-out, formats, structure, presentation, data manipulations, processing and formulae, are offered to the User for the sole purpose of storing and monitoring Building Fabric and Mechanical & Electrical Services Condition in accordance with the above noted Conditions, for the above noted Estate. The copyright and intellectual property in all of the above respects remains the sole property of MAMG Consultancy and its owner at date of issue.</p> <p>Copyright © 2017 MAMG Consultancy. All rights reserved. No part of this database or report may be reproduced, distributed, or transmitted in whole or part, in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of "The Issuer". It is accepted that copying of the data entered into the database is permitted for the "User" in relation to the on-going management of Building Fabric and Services Condition exclusively for "Estate" noted above. For other permission requests, write to the Issuer at the address below:</p>
THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B."i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p>

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc. that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.

Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original source data collection data inclusions or exclusions. These can be further adjusted by the Estates Department to preference on a building by building basis.

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The original Survey will have been non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors would not therefore accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will likely have been inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not inspected.

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

BACK-LOG MAINTENANCE & CONDITION DESKTOP STUDY

(this report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named below and their own Survey teams or Consultants. This has been provided at the request of the parties below and understood to be with the Colleges consent)

for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: WEST HIGHLAND UHI

CAMPUS: ULLAPOOL

JUNE 2017

TITLE

CAMPUS OVERVIEW

CONTENTS

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY - DESKTOP TRANSPOSE OF PRE-EXISTING SURVEY INFORMATION PROVIDED BY OTHERS *

IDENTIFICATION	COLLEGE : WEST HIGHLAND UHI	<p>Copyright © 2017 MAMG Consultancy</p>	<p>MAIN BUILDING</p>
	CAMPUS : ULLAPOOL		
DETAILS	ADDRESS: St No. (if any): 2 Street: West Shore Street Town: Ullapool Island: MAINLAND Post Code: IV26 2UR	Approx Total Gross Internal area : 70 Date ranges of Construction : 1950 (* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose if no area is given, none was provided in the source documentation)	

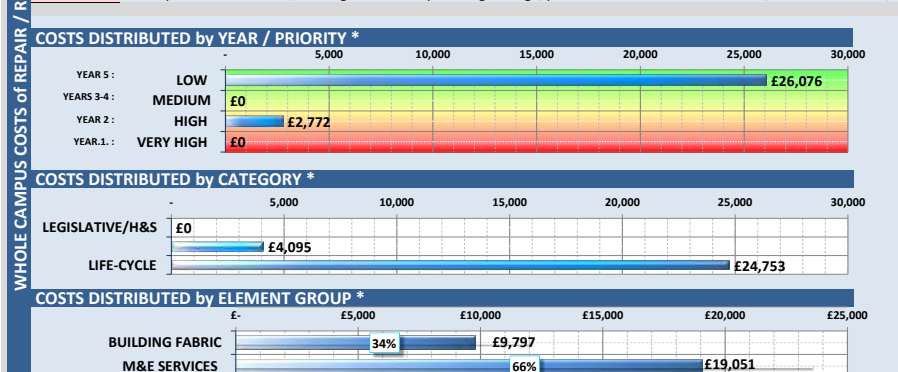
PLAN REF	BUILDING NAMES	Only entered if reasonably discernible from 3rd party data				BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT) *					RELATIVE INDICATOR		
		AVERAGE CONDITION*	CONDITION SPREAD%*				BUILDING TOTAL	£/m2	YEAR.1	YEAR.2		YEARS 3-4	YEAR.5. +
		B	A	B	C	D	£	£	VERY HIGH	HIGH		MEDIUM	LOW
01	Main Building	B	0	100	0	0	£ 28,848	£ 412	£ -	£ 2,772	£ -	£ 26,076	
02													
03													
04													
05													
06													
07													
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16													
17													
18													
19													
20													
TOTALS *							£ 28,848	£ 412.11	£ -	£ 2,772	£ -	£ 26,076	

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	Property originally constructed circa 1950. Generally the property is in good condition, the most significant costs are associated with M&E items in particular Communication hardware (£12k) and Electrical works (£6k). Intenal fabric is generally fair with minor works being required mainly associated with replacement floor coverings and redecoration (£5k). External areas are in fair condition, minor repair works are required to external grounds (£2k) and external elevations (£2k).
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General Notes:	Survey was completed by Lochalsh and Skye Housing Association in 2015 on behalf of West Highland UHI. Costs have been uplifted by inflation (6%) to present date.

WORK REQUIRED - PRIORITY CRITERIA *

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



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DATE(s) OF ORIGINAL SURVEY :	XXXXXX
SOURCE & USE OF DATA:	<p>This report is a desktop format transposal of relatively recent pre-existing Survey data provided directly by the respective Colleges named and their own Survey teams or Consultants. This has been provided at the request of the Scottish Funding Council and understood to be with the Colleges consent. MAMG Consultancy Limited / Gardiner & Theobald LLP take no ownership and provide no warranty or liability for the information provided herein which has wholly been provided by others under the Colleges scope and instruction. In order to complete the transposal of the varying formats of information provided to fit this requested singular format, it will have been necessary to rationalize and stream the original Survey data provided. While best efforts have been made to ensure close parity with the original source documentation, we do not warrant exact replication in any respect, nor do we warrant what works may or maynot have been actioned since the original 3rd party data capture, or all of the Colleges buildings Colleges buildings are accounted for. For avoidance of doubt where the data provided does not allow population of this report format areas will be shaded grey. For any questions arising on this Survey data, reference should be made back to the respective Colleges reports. This applies to each individual Building Report and the above Summary. See also Limitations,</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date,compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
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THE DATABASE "ISSUER":	MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB
SCOPE OF SURVEY & LIMITATIONS:	<p>The intention of this Report is GENERALLY to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B."i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>It should however be noted that the information provided within this report relates to data collected and presented by the Colleges own Surveyors or other Consultants and no assumptions should be made in relation to its content without reference back to the original source material and consideration of the specific scope and any limitations of such.</p> <p>In resolving any scope of any works to be progressed as recommended, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p>

Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.

The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s).

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Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies may vary from College to College depending upon the original source data collection data inclusions or exclusions. These can be further adjusted by the Estates Department to preference on a building by building basis.

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

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This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

Minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use are automatically excluded.

This scope of this Survey will not have included materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests will not have been carried out on any materials, nor conduction of utilities searches or surveys. There is no liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

4.27. WEST LOTHIAN COLLEGE

LIVINGSTON

BACK-LOG MAINTENANCE & CONDITION SURVEYS



for

GARDINER & THEOBALD & THE SCOTTISH FUNDING COUNCIL

of

THE SCOTTISH COLLEGES ESTATE (incorporating University of the Highlands & Islands)

COLLEGE: WEST LOTHIAN

CAMPUS: LIVINGSTON

JUNE 2017

- 1 - WHOLE CAMPUS CONDITION SUMMARY
- 2 - SURVEY SCOPE & LIMITATIONS
- 3 - INDIVIDUAL BUILDING CONDITION REPORTS (separate documents)

WHOLE CAMPUS CONDITION SUMMARY

IDENTIFICATION	COLLEGE : WEST LOTHAIN	<p>Copyright © 2017 MAMG Consultancy</p>	MAIN BUILDING	
	CAMPUS : LIVINGSTON			
DETAILS	Address: St No. (if any): Street: Almondvale Crescent Town: Livingston Island: MAINLAND Post Code: EH54 7EP	Approx Total Gross Internal area : 15,730 Date ranges of Construction : 2000 / 2014 / 2015		
	(* Important note: area is approx. only and may be from scaled aerial images or other information provided by others, not validated or to be used for any other purpose)			

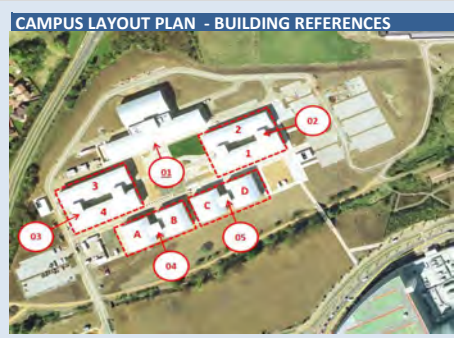
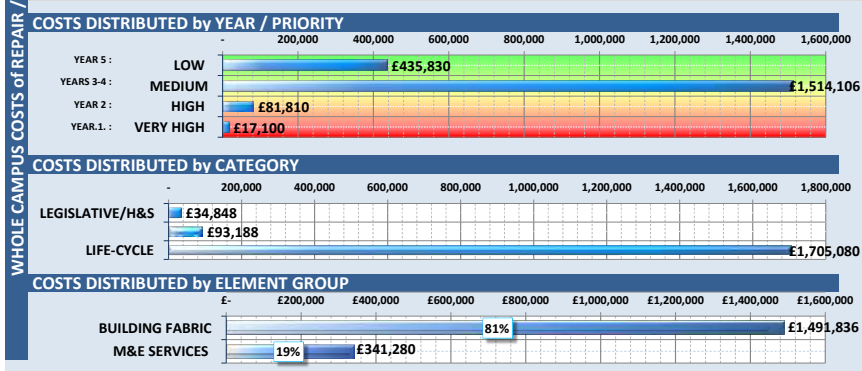
PLAN REF	BUILDING NAMES	AVERAGE CONDITION	CONDITION SPREAD %				BUILDING TOTAL		BUDGET COSTS - 5 YEAR OUTLOOK: BACK-LOG MAINTENANCE & RENEWALS (Excl VAT & Fees)*					RELATIVE INDICATOR
			A	B	C	D	£	£/m2	YEAR.1. VERY HIGH	YEAR.2. HIGH	YEARS 3-4. MEDIUM	YEAR.5. + LOW		
01	Resource Centre & Sports Hall	B	5	80	12	3	£ 524,222	£ 123	£ 7,500	£ 55,080	£ 441,732	£ 19,910		
02	Terraces 1 & 2	B	5	84	9	2	£ 398,604	£ 105	£ 2,400	£ 13,980	£ 270,144	£ 112,080		
03	Terraces 3 & 4	B	7	83	7	3	£ 397,902	£ 114	£ 2,400	£ 9,690	£ 275,142	£ 110,400		
04	Pavilions A & B	B	6	84	8	2	£ 361,608	£ 172	£ 2,400	£ 1,800	£ 260,688	£ 96,720		
05	Pavilions C & D	B	5	86	7	2	£ 366,780	£ 175	£ 2,400	£ 1,260	£ 266,400	£ 96,720		
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TOTALS *							£ 2,049,116	£ 130.27	£ 17,100	£ 81,810	£ 1,514,106	£ 435,830		

* Reference should be made to the definitions, limitations and detailed reports for scope and limitations of this survey and costings.

PLAN REF	KEY OBSERVATIONS (if any)
01	The building is generally in good condition. As referred to in the general notes below, the most significant potential spend, almost 50% of the whole, may be on replacement of the windows (£216k). Otherwise budgets for external works for the whole Campus included in this building are surfacing repairs (£9k), white lining (£17k) and paving repairs (£8k). External fabric repairs include various works to gutters (£15k) and doors (£3.5k). Internal fabric budgets include floor finishes (£11k) and arbitrary budget for full decoration (£108k). With the building approaching 20 years old some significant lifecycle elements should be expected, works budgeted include new boilers/flues/pumps (£50k), fans and air-handling (£13k) and replacement of calorifiers (£34k).
02	The building is generally in good condition. As referred to in the general notes below, the most significant potential spend, over 50% of the whole, may be on replacement of the windows (£216k). External fabric repairs include various works to gutters (£4k). Internal fabric budgets include floor finishes (£4k) and arbitrary budget for full decoration (£108k). With the building approaching 20 years old some significant lifecycle elements should be expected, works budgeted include new boilers/pumps (£38k), fans and air-handling (£3k) and replacement of calorifiers (£11k), BEWS (£5k) and fire alarm control panel (£2.5k).
03	The building is generally in good condition. As referred to in the general notes below, the most significant potential spend, over 50% of the whole, may be on replacement of the windows (£216k). External fabric repairs include various works to gutters (£10k). Internal fabric budgets include floor finishes (£8k) and arbitrary budget for full decoration (£108k). With the building approaching 20 years old some significant lifecycle elements should be expected, works budgeted include new boilers/pumps (£44k), fans and air-handling (£3k) and replacement of BEMS (£5k) and fire alarm control panel (£2.5k).
04	The building is generally in good condition. As referred to in the general notes below, the most significant potential spend, over 50% of the whole, may be on replacement of the windows (£216k). External fabric repairs include various works to gutters (£2k). Internal fabric budgets include floor finishes (£4k) and arbitrary budget for full decoration (£90k). With the building approaching 20 years old some significant lifecycle elements should be expected, works budgeted include new boilers/pumps (£38k), fans and air-handling (£3k) and replacement of BEMS (£2.4k) and fire alarm control panel (£2.5k).
05	The building is generally in good condition. As referred to in the general notes below, the most significant potential spend, over 50% of the whole, may be on replacement of the windows (£216k). External fabric repairs include various works to gutters (£2k). Internal fabric budgets include floor finishes (£4k) and arbitrary budget for full decoration (£90k). With the building approaching 20 years old some significant lifecycle elements should be expected, works budgeted include new boilers/pumps (£44k), fans and air-handling (£3k) and replacement of BEMS (£2.4k) and fire alarm control panel (£2.5k).
06	
07	
08	
General Notes:	Building .01. and .02. had small extensions added in 2014 and 2015. Dating from 2000 only minor local refurbishment works have been undertaken and the buildings are largely in good condition. The most significant budget item at almost 50% of the total is potential campus wide replacement of the windows (£1m) which have been suffering wind and rain penetration. The College had commissioned a study in 2014 on the issues which are abnormal relative to age, the study indicated that replacement should be anticipated within the next couple of years. This budget should be treated as a special project requiring further enhanced engagement with the College, allowing in-depth fact finding, understanding and refinement of technical and budgetary aspects of the window issues. Other common upcoming lifecycle elements are M&E related and include fire panels, boilers, BEMS, street lighting and elements of AHU's.

WORK REQUIRED - PRIORITY CRITERIA

- LOW** Works recommended or prudent within a 5 year window, that would be necessary to prevent deterioration of the Building fabric or M&E Services performance issues.
- MEDIUM** Works required within 3-4 years to prevent compounding damage and accelerated deterioration of the Building fabric or possible performance issues with M&E Services
- HIGH** Works required within 2 years to prevent serious and compounded deterioration in the Building fabric to prevent potential partial loss or seriously diminished M&E Services provision or address a minor H&S risk and/or breach in property legislation. Partial replacement (upto 40%) may be required.
- VERY HIGH** Works required immediately or within 1 year to repair, wholly or partially replace elements Building fabric or M&E Service which have already failed, or are at risk of imminent and unpredictable failures, with high risk of compounding damage, partial or whole closure of facilities, loss of service and/or items causing a legislative or high Health & Safety risk.



DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:	IT IS A CONDITION OF USE OF THIS INFORMATION ACCEPTANCE OF THE FOLLOWING DEFINITIONS, LIMITATIONS, TERMS & CONDITIONS:
	<p>GENERAL : This report setting-out, formats, structure, data, formulae, observations and comments are offered to the Estate User for the sole purpose of monitoring the Building Fabric & M&E Services Condition and strategic management of back-log / catch-up maintenance, and life-cycle.</p>
	<p>THE "SURVEYORS": The "Surveyors" are MAMG Consultancy Ltd or their M&E sub-consultants: DSSR.</p>
	<p>THE "PROJECT MANAGER": The "Project Manager" is Gardiner & Theobald LLP.</p>
	<p>THE "ESTATE": The Properties are the Scottish Colleges Estate (incorporating the University of Highlands and Islands)</p>
	<p>THE "USER": The "User" is Gardiner & Theobald and the Scottish Funding Council</p>
	<p>INSTRUCTING PARTY ("USER"): This database has been prepared and Survey conducted under instruction of Gardiner & Theobald and the Scottish Funding Council. No responsibility is accepted by the "Surveyors" or "Project Manager" for reliance on this report, or its use in whole or part, by any third party.</p>
	<p>DATE(s) OF SURVEY : March to July 2017</p>
	<p>USE OF DATA: The data entered is valid as current at the Date Site Survey noted, which is also taken as the date of issue.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for assessment or varying Conditions prevailing after this date, compounding or worsening of items highlighted in this database or related reports that have not been subsequently actioned, and/or have been subject to any User changes made to the data supplied.</p> <p>No responsibility is accepted by the "Surveyors" or the "Project Manager" for manipulation, modification or amendment of the data entered, or the database structure, formatting, sorting, classifications or presentation subsequent to initial issue.</p>
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	<p>THE DATABASE "ISSUER": MAMG Consultancy Ltd / Owner at time of Issue 1st Floor 1 Atlantic Quay 1 Robertson Street Glasgow G2 8JB</p>
	<p>SCOPE OF SURVEY & LIMITATIONS: The intention of this Report is to provide a guide to the condition of the Survey subjects, the general nature and scale of any works necessary to bring the building fabric into a well maintained condition known as "Condition.B." i.e. generally sound, wind and weathertight and to a state whereby existing defects are not significantly worsening or compounding, components can deliver a normal life cycle appropriate to long-term use, and whereby operation or use of the premises is not being prevented.</p> <p>In resolving any scope of any works to be progressed as recommended in this Survey, the content and timing of such scopes should be carefully considered to ensure economic deployment of trades and other resources. Costs can be significantly reduced where activities of similar nature, or requiring a significant potentially shared overhead burden such as scaffolding access, are undertaken on a simultaneous basis.</p> <p>Floor areas provided in this report are presented as an approximate gauge of measurement for high level costing, they are not validated and this Survey does not include detailed measured of the assets. Areas may have originated and been collated from multiple sources such as : College provided data, other Surveys used to inform this Survey, Contractors quotations, approximate scaling from paper drawings or aerial photography. Floor areas should not therefore be used for any other purpose without re-reference and measurement of the building.</p> <p>The costs provided do not take account of special location attributes, such as islands or remote locations where certain types of repairs or renewals may incur abnormal enhanced costs for transport of materials or labour. The Estates department should make appropriate additional allowances depending on the scope of works when preparing any strategy or further project budgeting, as appropriate to the location and packages of work being procured. All costs are elemental estimates and do not take account of related or ancillary works e.g. room decants, redecorations, operational issues etc that may be necessary to fully progress the recommended items. These must be assessed and added on by the Estates Department on a case-by-case basis dependant upon the intended scope of work(s) .</p> <p>Costs are assessed at the date of survey or more recent updating (refer to Condition Report Sheets). Costs do not take account of compounding of repairs or a renewal condition and thus increases arising due to essential works not being actioned in reasonable timeframes.</p> <p>Costs do not account for ancillary operational costs and related additional overheads to implement works in and around occupied buildings.</p>

Professionals Fees and VAT are not included.

The inclusion of Contractors preliminaries and any contingencies is arbitrarily set in worksheet .6. at 15% and 5% respectively (summed to 20%) These can be further adjusted by the Estates Department to preference on a building by building basis .

No allowance is made for potential asbestos remediation in association with the works, this must be further assessed by the Estates Department and specialist quotations sought on a case by case basis, relative to the scope of works being progressed.

To ensure economic administration of any works over the life of the building, a priorities Schedule should be prepared considering the specification and timing of short term or partial repairs, risk of compounding of defects, and trade-off with complete longer term renewal or refurbishment, including related enabling work requirements. We can provide further guidance on priorities on request, dependant on the preferred maintenance management strategy advised.

The scope of this Survey does not encompass a Health & Safety audit or Fire Risk Assessment.

The Survey is non-disruptive, it does not include inspection of any section of the survey subjects which were covered, unexposed or inaccessible. The Surveyors and Project Manager are not therefore able to accept liability in respect of any concealed defects which were covered and which may become apparent at a later date. Roofs and elevations will be inspected from ground level with binoculars where necessary, or roof level but only where fixed safe access systems exist that are readily available for use. Roof voids, ceiling void's, floor void's or confined spaces were not

This Survey does not constitute a Structural Engineering appraisal of the building. We would recommend engagement of a Structural Engineer to make appropriate assessments on the stability and future suitability of the structure and loadings, including disruptive investigations and structural rot surveys where appropriate, advice on remedial action or monitoring of significant structural defects.

This Report is not intended as a list of each and every defect of the Survey subjects, many of which would not have significant impact on its value in use. Buildings should generally be expected to have suffered normal wear and tear commensurate with the age of construction and historic uses.

The Scope of this Survey and data does not encompass a room by room inspection of the assets, and it is not intended to gather defects on a room-by-room basis. A budget and time limited survey of the internal parts includes walk through of each building and sampling of common areas and typical room types to gather an understanding on general condition and a measure of wear and tear or typical significant defects. A contingency budget should therefore be allowed or applied by the User or Estates departments to cover local condition and repair or renewal abnormalities which are likely to occur.

The M&E Condition survey is focused on main plant and equipment and whole systems condition and age related obsolescence, considering CIBSE guides. The inspection of individual M&E fixtures is not included within the survey scope.

We have not considered or reported on minor cosmetic issues in the scope of this Survey i.e. marking, staining, graffiti, discolouration, scratches, chips, scores, general weathering, dirt build up etc or other forms of general wear and tear that do not materially affect the condition of the building or its everyday value in use.

This scope of this Survey does not include materials sampling or testing, or a design audit, a health & safety appraisal or fire risk assessment. Each of these are specific focused asset management tasks and relevant Consultants should be engaged accordingly and so instructed where required.

Physical tests have not been carried out on any materials and we have not conducted utilities searches or surveys as part of this Scope. We cannot therefore accept any liability for any defects, faults arising from sub-standard or non-compliant materials, or to utilities in the vicinity of the Survey.

Comment may be made on the physical condition and apparent age of Services installations, however no tests have been progressed to the M&E services other than momentary tests of sanitaryware.

The Landlords / Tenants should already hold an Asbestos Register for current compliance with the Control of Asbestos at Work Regulations 2002. We may highlight materials that we suspect may contain asbestos during the course of our survey, however these reports do not constitute a survey to establish the presence or type of asbestos, or remediation measures thereto.

The Disability Discrimination Act 2005 requires that reasonable provision must be made to ensure equality of access for disabled persons (public and employees) to and within the premises. A Disability Access Audit should already have been undertaken to test suitability of the premises with recommendations for any upgrading required.

The responsibility for ensuring adequate access for the public and employees, including potential upgrading or modification of the building, lies jointly between the Landlord and Tenant, but primarily the Tenant with respect to employees, pupils and the public accessing the premises in consideration with their specific use. This report does not represent a full Disability Access Audit.

GARDINER & THEOBALD LLP

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College Estate Condition Survey Report
August 2017