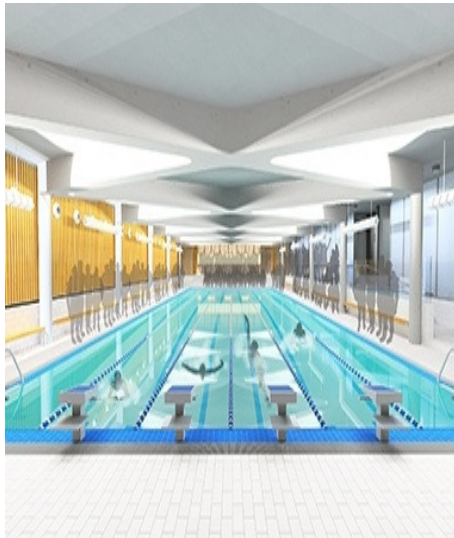


Introduction

ISG have great pleasure in announcing that following a Two Stage tendering process, we have been successful in our bid for the extension of the existing school building. The works consist of the construction of a below-ground swimming pool, fitness centre and link courtyard, an Arts building and the reinstatement of external play space and landscaping within the existing grounds of the school on Waverley Place.



This is an exciting project for our client and ISG are extremely proud to have the opportunity to work with the team and be part of what will be an outstanding project, for the American School.

Plans are already well underway and we are looking forward to getting things moving with works due to commence on the 19th May 2014.

Programme

ISG will take possession of the site in May 2014 with the overall project duration of approximately 100 weeks. The programme has been developed in line with the American School requirements and the works will be sequenced so that there is a phased handover of the key areas. There are three separate handovers and these are summarised as follows:

Phase 1 – The Art Block

Phase 2 – The newly constructed swimming pool and fitness centre.

Phase 3 – The external Playground areas.

For the first 4 to 6 weeks of the programme we will be installing hoardings and securing the site, removing all of the existing play equipment and fencing within the site boundaries, removing a few trees as agreed with Westminster's planning officer and soft stripping the existing ground in preparation for the commencement of piling, excavation and ground works. The existing crossover on Loudoun Road will also be adapted and strengthened as this will become the main access to the site for the duration of the project.



We will also be preparing the ground to receive our onsite accommodation units and these will be installed at the end of June and will be located within the site boundary along the Loudoun Road elevation. The accommodation will consist of a double stacked arrangement of Portakabins, which will provide office and welfare facilities for the site personnel.

As they will be sited behind the tree line and hoarding on Loudoun Road we are confident that they won't impose on the appearance of the surrounding environment.



Once the piling and excavation works commence at the end of June 2014 the works that will be carried out over the following 6 months will predominately relate to the excavation and formation of the new piled walls and concrete sub structure.

As we go through the project we will provide you all with an update on our progress and an overview of the upcoming works. This will be in the form of a monthly News Bulletin similar to this one.

Challenges

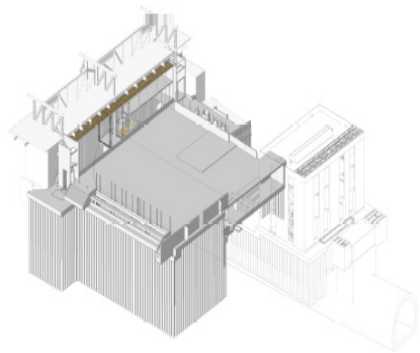
There are number of challenges which we will be faced with on this particular project but that are what makes our industry so exciting and varied.

Network Rail Tunnel

As you may already be aware there is a tunnel which runs through the middle of the site which is the main route for the Marylebone line. This has required a series of detailed discussions with Network Rail in order to obtain approvals for the works in and around their asset.

Thankfully, this process has been concluded and we have received authority to proceed.

Regular liaison will be maintained throughout the project with their Asset manager to ensure that no damage occurs to the tunnel whilst the works are being carried out.

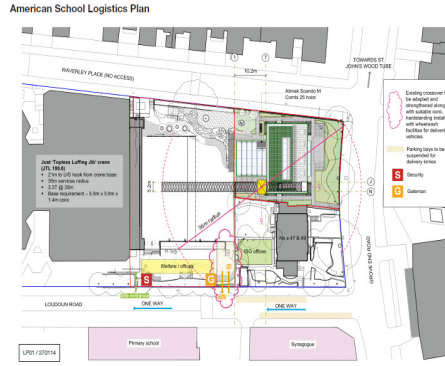


Access / Egress

Due to the confined nature of the site and WCC planning conditions imposed, all works will be accessed from Loudoun Road which will require a robust traffic management and logistic strategy to be in place.

ISG have extensive experience working with similar restrictions and we can assure you that all efforts will be made to ensure that the disruption to the local community is kept to a minimum.

A designated traffic marshal will be employed to ensure that Loudoun Road and the surrounding roads do not become congested during the works.



During the course of the project there will be a requirement to suspend a number of the parking bays on Loudoun Road which are situated outside the Synagogue and No. 47 Grove End Road from the site entrance up to the junction of Grove End Road. Applications for these suspensions will be issued to WCC's parking authority very shortly for approval. Again, we wish to apologise in advance for any disruption that this may cause.

Noisy Works

Unfortunately with the nature of any Construction projects there is always the requirement to make noise at particular stages throughout the duration of the works.

ISG appreciate and fully understand the impact this can have on neighbours and with this in mind will develop a strategy utilising alternative methods to carry out the works and fully comply with the restrictions set out within the Planning conditions by the Environmental officer.



Community Engagement

ISG have registered the site with the Considerate Constructors Scheme and we will be meeting with a CCS monitor over the coming months to present our actions taken to date and

our planned proposals going forward which will help improve the image of the Construction Industry within the local community.

This is a scheme which ISG take great pride in and where we work very closely with the local councils and communities to ensure that the projects we carry out have the minimum impact on neighbours and the surrounding environment. This has been demonstrated on many of our previous projects where we have achieved some exceptional scores resulting in ISG receiving high recognition and awards from the Considerate Constructors Scheme.

The American School project will be no exception and Eamon Rafferty, our Senior Project Manager and his team will endeavour to continue the excellent relationship we have with the Considerate Constructors Scheme and Westminster Council which will allow us to preserve our previous performance and hopefully enhance it even further.

Key Dates

- Works start on site** – May 2014
- Parking Bay suspensions to Loudoun Road** – June 2014 onwards
- Piling / Excavation works commence on site** – June 2014
- Accommodation install on Loudoun Road elevation** – July 2014
- Tower Crane installation from Waverley Place** – October 2014

Site Phone Number:
07772 429757

Senior Project Manager
Eamon Rafferty

Senior Construction Manager
Richard Hart

Construction Manager
TBC