

**NEW SCHOOLS REDEVELOPMENT PROJECT UPDATE
KIRN PRIMARY SCHOOL AND DUNOON PRIMARY SCHOOL**

1.0 EXECUTIVE SUMMARY

- 1.1 This report provides Members with progress on the New Schools Redevelopment Projects in partnership with hubNorth Scotland Ltd (hubNorth) to build the new Kirn Primary School and to refurbish/part new build Dunoon Primary School.
- 1.2 Contract Close on the Kirn Primary School project was reached on 5th April 2016. Morrison Construction, hubNorth's Tier 1 Building Contractor, started work on site on 13th June 2016. The initial works concentrated on the site set-up and the demolition of the existing schools buildings, excluding the 1881 building. During the period August - October the works have focused on the groundworks for the site of the new school building itself. The works are progressing well.
- 1.3 The Council's Communications Team, in partnership with HubNorth, has developed a communications and engagement strategy to provide regular, reliable and meaningful information about the project through:
- Press Releases;
 - Newsletters; and
 - Monthly Updates.
- 1.4 The Turf Cutting Ceremony for the new Kirn Primary School took place on Tuesday 28th June 2016.
- 1.5 Morrison Construction has registered the site with the Considerate Constructors Scheme. Further details are set out in Paragraph 4.9 and Appendix 1 to this report hereof.
- 1.6 The Stage 1 Submission in regard to Dunoon Primary School has been received from hubNorth and has been subject to a full review undertaken by the Council's Schools Redevelopment Project Team, with assistance from the Scottish Futures Trust (SFT).

RECOMMENDATIONS

It is recommended that Members note the content of this report.

**NEW SCHOOLS REDEVELOPMENT PROJECT UPDATE
KIRN PRIMARY SCHOOL AND DUNOON PRIMARY SCHOOL**

2.0 INTRODUCTION

- 2.1 This report provides Members with progress on the Council's Schools Redevelopment Project in partnership with hubNorth Scotland Ltd (hubNorth) to build a new primary school in Kirn.
- 2.2 Contract Close on the Kirn Primary School Redevelopment Project was reached on 5th April 2016.

The Project will deliver in Kirn the construction of a new primary school with a capacity for 320 pupils, together with an Early Years facility with 30 spaces. The new school will incorporate the refurbishment of the existing 1881 building with a new building to replace the remaining school buildings on the current school site. The project will include the demolition of the existing school buildings, provision of a new sports hall, improved pupil and bus drop-off areas, and increased parking.

- 2.3 The Stage 1 Submission in regard to Dunoon Primary School has been received from hubNorth and has been subject to a full review undertaken by the Council's Schools Redevelopment Project Team with assistance from the Scottish Futures Trust (SFT). Similar to Kirn Primary School, the project for Dunoon Primary School is a Design Build Direct Agreement (DBDA project and as such the SFT does not require to complete a Key Stage Review (KSR).

3.0 RECOMMENDATIONS

It is recommended that Members note the content of this report.

4.0 DETAIL

4.1 Kirn Primary School

Representatives from hubNorth Scotland Ltd, Galliford Try (Parent Company of Tier 1 building contractor Morrison Construction), the Scottish Government, and the Council signed the Contract Agreement on 5th April 2016 to conclude Contract Close on the Kirn project.

- 4.2 The Council's School Redevelopment Projects are being delivered as part of the Scottish Government's Schools for the Future Programme

pipeline, through hubNorth Scotland Ltd (hubNorth), the Council's project partner.

4.3 The key contract programme dates for Kirn Primary School are:

Date	Description	Comment
June 2016 – September 2017	Construction of new school building and external Works	Due to the full decant of Kirn Primary School pupils and staff to Dunoon Grammar School, there is no requirement to phase the construction works.
September/ October 2017	Kirn Primary School Decant	Decant of Kirn Primary School pupils/staff back to the new Kirn Primary School
October 2017	School Opens	All works completed and whole school availability

4.4 Kirn Primary School – Project Update

Preparatory works commenced on site in June 2016 with the following works:

- Set up site offices and welfare units;
- Site fencing and hoarding erected;
- Installation of site security CCTV;
- Soft strip of existing Kirn Primary School buildings prior to demolition.

The works are progressing well and are illustrated in Photographs 1 – 10 below.



1 Existing 1881 school building to be retained.



2 Site offices to the rear of 1881 building



3 Site Welcome and Notice Board



4 Existing 1881 school building "retained shell"



5a Pre- Demolition - "soft strip" of existing buildings



5b Pre- Demolition - "soft strip" of existing buildings



6a Existing school buildings to be demolished



6b Existing school buildings to be demolished



7 Demolition works



8 - Cleared Site



9 Site security CCTV cameras



10 Retained wall stone for use in new school garden

Other works completed include:

- Structural surveys to the 1881 Building and adjoining School House;
- Vibration sensors set up on site to monitor works;
- Following the demolition works, trial excavations under the footprint of the then existing school buildings to determine rock depth; and
- Removal of bat roosts, and bat boxes erected in adjacent trees to school development (note: no roosting bats were identified during surveys).

4.5 Future Building Works

Future works planned through October and November include:

- Excavations/sub-structure/drainage;
- Foundations and retaining wall; and
- Structural steelwork;

As well as the actual construction works, in the background the hubNorth design team continues to progress the design elements in line with the construction programme.

Ryder architects will shortly be presenting a number of key aspects of the design, including:

- Internal colour palette;
- Internal door lock suiting;
- Sanitary ware; and
- Sports hall flooring.

4.6 Communications

HubNorth, working with the Council and Morrison Construction, has produced a communications and engagement strategy. The approach uses the best-practice model developed by the Council's Communications Team for major capital projects, such as the Oban Public Realm Scheme.

Regular, reliable and meaningful information about the project will be available through:

- Press Releases;
- Newsletters; and

- Monthly Updates.

The first project newsletter was issued to coincide with the start of the new school session.

4.7 Events

The Turf Cutting Ceremony for the new Kirn Primary School took place on Tuesday 28th June. Speeches were delivered by Council Leader Dick Walsh, Kirsteen MacDonald, Head Teacher, and Angus McFarlane, Chief Executive hubNorth Scotland Ltd.

Chief Executive Cleland Sneddon was joined by Elected Members, Council officers, and representatives from hubNorth Scotland, Morrison Construction, and Kirn Primary School staff, pupils and parents at the event.

Councillor Walsh, assisted by the oldest and youngest pupils of the school, cut the turf at the rear of the school playground, formally marking the beginning of the construction process.



Council Leader Dick Walsh and Kirsteen MacDonald (Head Teacher), Emily-Mae McCall (the youngest pupil for the new Kirn Primary School), and Nathan Preece (current oldest pupil, Kirn Primary School).

4.8 Community Benefits

Throughout the construction period, a number of benefits and opportunities will be available to Kirn Primary School and Dunoon Grammar School and the local community through:

- Employment Opportunities;
- Apprenticeships;
- Work Placements;
- Curriculum support; and
- Visits to the site and by Morrison Construction and their design

team to schools.

During September, of the 26 operatives working on site, 13 were from local contractors. In addition, the full time administrator position and office cleaner have both been filled locally.

Following an approach to Morrison Construction by representatives of Dunoon Mens' Shed group, Morrison Construction has arranged for the mechanical and electrical engineers appointed to the project to carry out minor works to enable the power supply to be reconnected to the Mens' Shed premises.

"Firefly" power pack installed which provides an overnight power supply to the project enabling the generator to be switched off, removing "noise nuisance" to local residents.

4.9 Considerate Contractor Scheme

In June 2016, Morrison Construction registered the site with the Considerate Constructors Scheme. Considerate Constructors seek to improve the image of the construction industry by striving to promote and achieve best practice under the Scheme's Code. The Code is in five parts:

- Care about Appearance;
- Respect the Community;
- Protect the Environment;
- Secure everyone's Safety; and
- Value their Workforce.

Further detail of the Considerate Constructors Scheme is attached as Appendix 1 hereof.

The date of the first site inspection is expected to take place in October, with the exact date to be announced. When available, the executive summary of the first inspection report will be included in a future report to Members.

4.10 Dunoon Primary School

The Council previously submitted a New Project Request (NPR) in regard to the partial refurbishment and partial new build of Dunoon Primary School to hubNorth Scotland Ltd. The NPR was accepted on 11 December 2015.

HubNorth's design team, led by Ryder Architecture, has continued to engage with Historic Environment Scotland (HES) with support from Architecture and Design Scotland (A+DS). The Stage 1 design proposals were submitted to HES and A+DS and both organisations have provided positive feedback on the designs.

Ryder Architecture has also engaged positively with the Council's Planning Officer, in conjunction with HES and A+DS, with regard to the

listed nature of the building.

The internal fixed furniture and fittings for each room in the refurbished West Wing and new build East Wing, continue to be developed through discussions with hubNorth, the Councils' Principal Officer for Early Years, the Care Inspectorate, Head Teacher and staff.

- 4.11** The Stage 1 Submission for Dunoon Primary School has been received following its approval by the Board of hubNorth on Thursday 4 August 2016. The Stage 1 Submission has been subject to a full review by the Council's Schools Redevelopment Project Team, with support from the Scottish Futures Trust.

The Council's Project Team will continue to work closely with hubNorth's design team to progress the project through Stage 1 and into Stage 2 and details will be reported on to Members in due course.

5.0 CONCLUSION

- 5.1** The project to deliver a new school on a design, build, and direct agreement basis in respect of Kirn Primary School is now in the construction phase. This report provides highlight reporting in relation to the progress of the Works.
- 5.2** The Stage 1 Submission for Dunoon Primary School has been received from hubNorth Scotland Ltd and has been subject to a full review carried out by the Council's Schools Redevelopment Project Team, with assistance from the Scottish Futures Trust.

6.0 IMPLICATIONS

Policy The Council previously authorised the Executive Director of Community Services to issue the NPR for the Kirn Primary School and Dunoon Primary School projects on the basis of the agreed design capacities and assessments of affordability. In addition, the Council delegated all matters in respect of the provision of the new school facilities to the Council's Policy and Resources Committee.

Financial The projects are been delivered within the financial envelope agreed by the Council in its Capital Plan and Revenue Outlook at the budget meeting of 11 February 2016. The affordability of the Dunoon Primary School project cannot be fully assessed until Contract Close is reached.

Legal The issue and acceptance of the NPR for each project commenced the process of formal legal engagement of hubNorth for development of the projects for delivery of the proposed new schools.

The project agreement for Kirn Primary School was signed on 5 April 2016.

- HR** None at present.
- Equalities** None at present.
- Risk** The Council, in partnership with hubNorth, continues to monitor the progress of the Kirn Primary School to ensure completion of construction of the schools within the Scottish Government's end date of March 2018, and in regard to project development with respect to Dunoon Primary School.
- Customer Service** The decant of Kirn Primary School pupils and staff to Dunoon Grammar School was completed successfully in early June 2016 and there continues to be continued liaison with the schools.

The design solution from hubNorth for the Dunoon Primary School project will require a decant of pupils and staff within the current school. The detail of this decant is under development and will form part of the detailed discussions with hubNorth through Stage 2.

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Ann Marie Knowles (Acting Executive Director of Community Services)
Councillor Rory Colville (Policy Lead – Education and Lifelong Learning)

7 September 2016

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Appendix 1 – Considerate Constructor Scheme

Considerate constructors seek to improve the image of the construction industry by striving to promote and achieve best practice under the Code. The Code of Considerate Practice outlines the Scheme's expectations and describes those areas that are considered fundamental for registration with the Scheme. The Code applies to all registered sites, companies and suppliers regardless of size, type or location.

The Code is in five parts and contains a series of bullet points. Each section of the Code contains an aspirational supporting statement and four bullet points which represent the basic expectations of registration with the Scheme.

Care about Appearance

Constructors should ensure sites appear professional and well managed:

- Ensuring that the external appearance of sites enhances the image of the industry;
- Being organised, clean and tidy;
- Enhancing the appearance of facilities, stored materials, vehicles and plant and
- Raising the image of the workforce by their appearance.

Respect the Community

Constructors should give utmost consideration to their impact on neighbours and the public:

- Informing, respecting and showing courtesy to those affected by the work;
- Minimising the impact of deliveries, parking and work on the public highway;
- Contributing to and supporting the local community and economy; and
- Working to create a positive and enduring impression, and promoting the Code.

Protect the Environment

Constructors should protect and enhance the environment;

- Identifying, managing and promoting environmental issues;
- Seeking sustainable solutions, and minimising waste, the carbon footprint and resources;
- Minimising the impact of vibration, and air, light and noise pollution; and
- Protecting the ecology, the landscape, wildlife, vegetation and water courses.

Secure everyone's Safety

Constructors should attain the highest levels of safety performance;

- Having systems that care for the safety of the public, visitors and the workforce;
- Minimising security risks to neighbours;
- Having initiatives for continuous safety improvement; and
- Embedding attitudes and behaviours that enhance safety performance.

Value their Workforce

Constructors should provide a supportive and caring working environment;

- Providing a workplace where everyone is respected, treated fairly, encouraged and supported;
- Identifying personal development needs and promoting training;
- Caring for the health and wellbeing of the workforce; and
- Providing and maintaining high standards of welfare.