

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

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**1.0 EXECUTIVE SUMMARY**

- 1.1 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.
- 1.2 The project is making good progress, foundation bases are in place for the new school building and the retaining wall.
- 1.3 Progress on the construction of the new school building is illustrated in a series of photographs in Paragraph 4.3.
- 1.4 HubNorth is due to issue the next quarterly newsletter in December 2016, prior to the end of the current school term.
- 1.5 The Stage 1 Submission in regard to Dunoon Primary School was approved by the Policy and Resources Committee on 29<sup>th</sup> September. Listed Building Consent and Planning Consent was submitted on 3<sup>rd</sup> October and validated on 18<sup>th</sup> October.

The Dunoon Primary School project has now entered Stage 2 with Morrison Construction compiling their work packages to be issued for tender.

A project update newsletter will be issued in December 2016.

**RECOMMENDATIONS**

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

**NEW SCHOOLS REDEVELOPMENT PROJECT**

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**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 The project is making good progress, with foundation bases and the retaining wall base for the new buildings having been undertaken. Future works will focus on completing the foundation and retaining wall works, along with the installation of the structural steelwork. The structural steelwork is due to arrive on site from 14<sup>th</sup> November.
- 2.3 The Stage 1 Submission in regard to Dunoon Primary School was approved by the Policy and Resources Committee on 29<sup>th</sup> September and is now at Stage 2 design development with Morrison Construction compiling their work packages to be issued for tender.

**3.0 RECOMMENDATIONS**

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

**4.0 DETAIL****Kirn Primary School**

- 4.1 The Council's Kirn Primary School redevelopment is a Design Build Direct Agreement (DBDA) project that is 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.
- 4.2 The key contract programme dates for Kirn Primary School are:

<b>Date</b>	<b>Description</b>	<b>Comment</b>
June 2016 – September 2017	Construction of new school building and external Works	Due to the decant of Kirn PS to Dunoon Grammar School, there is no requirement to phase the works
September/	Kirn Primary School Decant	Decant of

October 2017		pupils/staff from Dunoon Grammar School to new Kirn Primary
October 2017	School Opens	All works completed and whole school availability

### 4.3 **Kirn Primary School – Project Update**

The permanent site compound set-up is now complete.

Following further structural surveys to the 1881 building, no works are ongoing at present in this building until the design of structural alterations required to support the existing bell tower structure, have been completed.

The following works are ongoing:

- Cut and fill to the new building footprint, with excavations being filled to levels to underside of slab;
- Mass fill concrete below ground beams and casting of bases;
- Erection of the retaining wall;
- Excavations and installation of new foul and surface water drainage systems; and
- Additional structural support added externally to the rear of the existing 1818 building.



1 Cleared Site



2 Drainage works to the site of the new school building



3 Classroom footprint following drainage works



4 Retaining wall base



5 Reinforcement to the retaining wall



6 Erection of retaining wall



7 Sports Hall footprint following drainage works



8 Additional structural support added to the rear of 1881 building

The works are reported as being on programme.

#### 4.4 **Future Building Works**

Future works planned include:

- Structural steelwork (due 14<sup>th</sup> November);
- Install additional steel foundations to 1881 building for bell tower support

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.

Following an initial design meeting in September, Ryder Architects in October presented a number of key aspects of the internal design. This presentation covered items such as:

- The veneer finish to internal doors;
- The wall protection and acoustic panels, where provided, on

- internal walls;
- Glazing manifestations;
- Blinds;
- The flooring for the Sports Hall, and “wet areas”; and
- Entry door barrier matting.

In addition, a “short-list” of the range of colours for the vinyl and carpet floor coverings has been chosen. These samples will now be brought together into an interior design presentation that will be discussed at the next site meeting in December. In addition, the school will be choosing the colour of the carpet and seating fabric for the retractable seating to be installed in the sports hall.

Other design work currently in progress and under review is:

- Coordination of the location of all power and data sockets for all rooms that will eventually be superimposed on the previously agreed room layouts.
- Reflected ceiling drawings;
- Door numbering; and
- Internal and external signage.

#### **4.5 Communications**

HubNorth is due to issue the second of the quarterly project newsletter prior to the end of the current school term. A copy will be issued to Members in due course.

A dedicated webpage is under construction by Morrison Construction to highlight the progress of each of the school redevelopment projects in Campbeltown, Dunoon and Oban. When this website is “live” then the link will be issued to each school community to use as one of the ways to keep up to date with the progress of each project.

#### **4.6 Events**

On 30<sup>th</sup> September, members of the pupil council from Kirn Primary School took part in their first site visit. On the site they were given the opportunity to meet the site staff, view the progress of works to date, inspect the facilities that are available on the site, and discuss ideas in relation to the projects with which the school are becoming involved.

Following the visit, the Early Years pupils have been engaged in looking after the flower boxes at the main site entrance and planting spring bulbs. The primary pupils have held a painting competition and the winning paintings will be mounted on the site hoardings.



Kirn Primary School Pupil Council  
Site Visit on 30 September 2016

#### **4.7 Community Benefits**

During September and October, of the 21 operatives working on site, 15 were from local contractors.

Across the Council's school redevelopment project sites, Morrison Construction is committed to developing, training and upskilling their workforce. They have currently recruited a number of local people for administration, labouring, and management positions across the 3 school project sites in Campbeltown, Dunoon and Oban. The company wishes to facilitate a legacy that can be grown under their community benefits programme.

Sally Cooper, Morrison Construction Corporate Social Responsibility Manager, has met with Aileen Goodall, the Council's Lead Officer for 16+, Skills Development Scotland, and Argyll College to develop a range of community benefits through the construction period of the new schools.

Future engagement proposals to include:

##### Site Visits

Visits would be offered to groups and give tasters of how the build is progressing and could cover risk assessment and health and safety matters, as appropriate.

##### Work Placements

Placements will be aimed at students who are following:

- Skills for Work Construction and Engineering;
- Foundation Apprenticeships; and
- National Progression Award (NPA) Course in Construction.

These placements would be aimed at young people who were 16 years of age and over. The students would work with Skills Development Scotland who would provide 'Job Cards' for the individual placements. The Job Cards would explain the role and responsibilities to the young person of the placement and would be relevant to all 3 school construction sites in Campbeltown, Dunoon and Oban.

Placements would be offered through the completion of a basic

application form and apply for either a one week placement or the extended option of either a half or full day for a term. Young people would be interviewed for these opportunities when the build had progressed to the relevant stage.

#### Employment/Careers Fairs

Morrison Construction will attend local fairs in each of the 3 areas to highlight relevant careers. Sub-contractors will be encouraged to attend to discuss their role and potential job opportunities.

#### Visits to Local Primary Schools and Early Years

Morrison Construction is very keen to visit local schools and carry out health and safety talks and to discuss the build of the new school.

Initial discussions are underway to provide an upper primary school science, technology, engineering and mathematics (STEM) event. This would be a partnership event with SDS, CITB and Argyll College to deliver an upper primary school one day event in each of the 3 areas.

In addition, Morrison Construction will be discussing with the Head Teacher what they could leave as a legacy in recognition of their time in Kirm which would be of benefit to the school once it is fully operational and Morrison Construction has left the site.

#### **4.8 Health, Safety and Environmental Matters**

Since the previous project update report provided to Members in October 2016, the inspection of the site regarding performance on Environmental matters found the works to be compliant. The site has received visits from Galliford Try Health and Safety managers with no issues raised and with no RIDDOR (Reporting of Injuries, Diseases and Dangerous Occurrences Regulations) accidents or injuries.

#### **4.9 Dunoon Primary School Project**

Following hubNorth's acceptance of the NPR for Dunoon Primary, the Council's Policy and Resources Committee formally accepted the Stage 1 proposal on 29<sup>th</sup> September.

Through the formal acceptance of the Stage 1 submission from hubNorth, the project has now entered Stage 2. The more detailed design work can now take place and Morrison Construction will be preparing and issuing work packages for tender. It will only be after all these work packages/tenders have been returned that the overall cost of the project can be determined and assessed that the project can move to Contract Close

Ryder Architecture, on behalf of hubNorth, submitted Listed Building Consent and Planning Consent on 3<sup>rd</sup> October. Notification has been received from Planning that the application was validated on 18<sup>th</sup> October.

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

A project update newsletter will be issued through a bag drop to all pupils and staff prior to the end of the current school term. A copy of the newsletter will be issued 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 approved by the Policy and Resources Committee. The project has now entered the Stage 2 process. Listed Building Consent and Planning Consent was submitted on 3<sup>rd</sup> October and validated on 18<sup>th</sup> October.

## **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 NPRs 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.

Douglas Hendry (Executive Director of Customer Services)

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