

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

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 and the refurbishment / part new build of Dunoon Primary School.
- 1.2 The Kirn Primary School project is making good progress, with the erection of the main structural steelwork nearing completion.
- 1.3 Progress on the construction of the new school building is illustrated in a series of photographs in Paragraph 4.3. The second quarterly newsletter was issued in December 2016 prior to the end of the school term.
- 1.4 Morrison Construction has registered the Kirn site with the Considerate Constructors Scheme. Further details of this scheme, and the first inspection visit, are set out in Paragraph 4.7 and Appendix 1 hereof.
- 1.5 The current timescales for the Dunoon Primary School project are currently estimated as:
 - Financial Close – April 2017
 - Construction Phase 1: April 2017 – April 2018
 - Construction Phase 2: April 2018 – April 2019

These dates will be firmed up as the project progresses through the Stage 2 process.

- 1.6 Listed Building Consent and Planning Consent for Dunoon Primary School was submitted on 3rd October and validated on 18th October 2016. Planning Permission and Listed Building Consent was granted on 16th December 2016. This marks a significant milestone in the progress of this project. A project update newsletter was issued prior to the end of the school term in December.
- 1.7 The Dunoon Primary School project Stage 2 development is ongoing and details are set out in Paragraph 4.12.

RECOMMENDATIONS

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

**NEW SCHOOLS REDEVELOPMENT PROJECT UPDATE FOR
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 and the refurbishment/part new build of Dunoon Primary School.
- 2.2 The Kirn Primary School project is making good progress. The main structural steel framework is under construction and is due to be completed by the end of January 2017.
- 2.3 Planning Permission and Listed Building Consent for the Dunoon Primary School project was granted on 16th December 2016. The Stage 2 design development is ongoing with the Tier 1 contractor, Morrison Construction, compiling 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 Programme Dates

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 decant of Kirn PS to Dunoon Grammar School, there is no requirement to phase the works
September/	Kirn Primary School	Decant of pupils/staff

October 2017	Decant	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 construction of the new building is progressing well. Recent works have included:

- The new road access to the school from Dixon Avenue has been completed;
- Retaining wall bases completed;
- The main structural steel erection continues and is scheduled to be completed by the end of January 2017;
- Following the erection of the steelwork, intumescent paint is applied to the steel beams where chains have “rubbed” off the intumescent paint applied offsite; and
- Decking, stud welding and column encasement continue to be progressed.

The photographs below illustrate the progress made.



Photograph 1



Photograph 2

Photographs 1 and 2 - Main steel frame of the rear elevation to the new school building.



Photograph 3 New school building to the rear of the former school house.



Photograph 4 Front elevation viewed from Park Road. Steel frame now linked with retaining wall



Photograph 5 Park Road elevation with retained 1881 building and sports hall frame now visible in the distance.



Photograph 6 – Sports Hall steel frame under construction.



Photograph 7

Photographs 7 and 8 Metal decking and reinforcement prior to concrete floors being “poured”.



Photograph 8



Photograph 9 – Column encasement.



Photograph 10 – Completion of roadworks on Dixon Avenue for the new road access to the school.

The works are reported by Morrison Construction as being on programme.

The design work and discussions with the school continue and the following items have now been agreed:

- The interior colour palette discussions continued with the school in December and agreed for the new fitted and loose furniture being supplied through ESA McIntosh and for all of the internal paint colours;
- Glazing manifestations including the new school logo;
- Pupil table and desk heights following sample furniture being

- sent to Dunoon Grammar for trial by the pupils; and
- The location of all electrical power and ICT data sockets throughout the school; and
- Internal and external signage.

4.4 Future Building Works

Future works planned include:

- Completion of the structural steel installation to sports hall and Dining Room;
- Installation of pre-cast staircases;
- Concrete installation to first floor slab;
- Prepare ground floor slab; and
- The start of the roofing works.

4.5 Communications

The second quarterly newsletter produced by Morrison Construction was issued prior to the end of the school term in December.

4.6 Community Benefits

During December, of the 32 operatives working on site 19 were from local contractors.

An initial approach has been made by a parent of a pupil in Kirn Primary School to explore the possibility of developing an eco-garden within the new school grounds. As part of the agreed landscaping for the school grounds, an area of ground had been set aside for the school to develop as a garden area. Initial discussions have taken place with Morrison Construction and discussions will continue to take this initiative forward.

4.7 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.

The first site inspection visit took place on 2nd December 2016. The site received an excellent inspection report and the executive summary of the report is detailed as Appendix 1 hereof.

4.8 Health, Safety and Environmental Matters

Since the previous project update report provided to Members in December 2016, the inspection of the site regarding performance on Environmental matters found the works to be compliant. The site has

had no issues raised and with no RIDDOR (Reporting of Injuries, Diseases and Dangerous Occurrences Regulations) accidents or injuries.

Dunoon Primary School Project

4.9 Programme

The current timescales for the Dunoon Primary School project are currently estimated as:

- Financial Close – April 2017
- Construction Phase 1: April 2017 – April 2018
- Construction Phase 2: April 2018 – April 2019

These dates will be firmed up as the project progresses through the Stage 2 process.

4.10 Construction Period

The Dunoon Primary School project is to be developed under two distinct construction phases.

Phase 1 will include the refurbishment of the existing West Wing. The refurbished West Wing will accommodate all of the refurbished classrooms, Learning Centre, School Office, Head Teacher's Office, and Visiting Services/Meeting Room.

During this phase, pupils and staff will require to be decanted from the West Wing to the existing East Wing. Due to the restrictions in accommodation available during this phase, some of the current school users will require to be accommodated off site. In preparation for this decant, detailed discussions are ongoing with the main building contractor, with the close involvement of the Head Teacher and school users through the Council's Principal Officer for Early Years.

Phase 2 will include the demolition of the existing East Wing and construction of a new building incorporating Early Learning and Child Care accommodation, Games Hall, Staffroom and separate Staff Base. The new East Wing will be linked to the West Wing by a new staircase. This new link element will house the school library and a lift providing full access to the upper floors in both the West and East wings.

4.11 Planning

In the December update report to Members, it was reported that Ryder Architecture, on behalf of hubNorth Scotland Ltd, had submitted Listed Building Consent and Planning Consent on 3rd October 2016.

Notification was received from Planning that the application was validated on 18th October.

Planning Permission and Listed Building Consent was granted on 16th December 2016. This marks a significant milestone in the progress of

this project.

Architectural image of the Hill Street Elevation is shown below:



4.12 **Stage 2 Development**

Following the formal acceptance of the Stage 1 submission from hubNorth, the project is now progressing through Stage 2. The more detailed design work is well under way with Morrison Construction 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

The Stage 2 design work now completed includes:

- All the room layouts, including loose and fitted furniture;
- The design for the new staircase and balustrades that will link the retained West Wing and new build East Wing;
- Ceiling, wall and floor finishes;
- All of the new toilets – fittings and fixtures, and for the personal care room in the Learning Centre;
- Internal and external signage; and
- The external landscaping.

A full day workshop took place on 23 January 2017 to coordinate all the electrical installations including power sockets and ICT data points to be provided throughout the school.

4.13 The Council's school redevelopment project team with the support of the Council's external legal advisors are working alongside hubNorth and their legal team preparing and scrutinising the project documentation that will be required at Contract Close for the Dunoon Primary School project.

4.14 A project update newsletter was issued through a bag-drop to pupils/parents prior to the end of the school term in December. The newsletter provided information on:

- Appointments to the hubNorth design team;
- Surveys undertaken;
- Planning; and
- Programme.

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 Planning approval has been granted for the refurbishment/new build of Dunoon Primary School. This marks a significant milestone for the school project.
- 5.3 The Dunoon Primary School Stage 2 design work continues alongside the preparation of the project documentation that will be required at Contract Close.

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.

During both construction phases of Dunoon Primary School, the existing accommodation that remains available will not be sufficient to accommodate all school users. Detailed discussions are ongoing with the close involvement of the Head Teacher and school users through the Council's Principal Officer for Early Years to plan for a decant of some school users offsite.

Douglas Hendry (Executive Director of Customer Services)
Ann Marie Knowles (Acting Executive Director of Community Services)

Councillor Rory Colville (Policy Lead – Education and Lifelong Learning)

16 January 2017

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Appendix 1 – Considerate Constructors Report Summary

Considerate Constructors Scheme Monitor's Site Report



Project Name	Kirn Primary				
Contractor Name	Morrison Construction Scotland – Highland				
Onsite contact(s)	Garry Davidson				
Site ID number	97563	Visit no	1	Visit date	02/12/2016

Site description, context and location

New build and part refurbishment to construct a primary school. The site is located in a mature residential area and the works area adjoins the old schoolhouse and janitor's house, buildings which are now occupied as residential homes. Narrow streets lead to the site and a public footpath and sports pitches are nearby. Demolition complete, ground works and steel frame erection underway

Checklist section	Category score		Score descriptor
1. Care about Appearance	9	/10	1. Gross Failure 2. Failure 3. Major non compliance 4. Minor non compliance 5. Compliance 6. Good 7. Very Good 8. Excellent 9. Exceptional 10. Innovative
2. Respect the Community	8	/10	
3. Protect the Environment	8	/10	
4. Secure everyone's Safety	9	/10	
5. Value their Workforce	8	/10	
Total Score	42	/50	

For more information on score descriptors, see "Site Scoring Explained" or visit www.ccscheme.org.uk

Executive Summary

The project provides an excellent example of a professionally managed site in a sensitive location. The site is exceptionally tidy, clean and appears to be very well organised. The compound has been well planned. Hoarding and site accommodation presented in company colours and strictly controlled access all help to present a positive image. Excellent working relationships have been established with the neighbours and any potentially disruptive works are reviewed and highlighted in advance. A number of initiatives have been undertaken with the primary and grammar schools and other local groups with discussions underway to finalise further support and events in the coming year. Considerable effort has been undertaken to protect and enhance environment and has included measures to protect the natural habitat and mitigate any pollution which could also affect the workforce and public (e.g. off-site painting steelwork, dust control and eco wheel clean). A safe working culture encourages feedback and participation from the workforce and also improvement in behaviour and attitudes. Very well appointed and equipped site accommodation is kept hygienic and clean. Comprehensive information provided on healthy lifestyle and personal wellbeing. Garry has made an excellent start to the project with some exceptional measures being undertaken, and I look forward to a return visit next year to see the site's development.