
**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 continues to make good progress with the main structural steelwork and both the lower ground and ground floor concrete slabs completed. Work is now progressing on the external cladding, windows, roofing and brickwork.
- 1.3 Progress on the construction of the new school building is illustrated in a series of photographs in Paragraph 4.3.
- 1.4 The project has provided already a number of community benefits and arrangements are being put in place through hubNorth, Morrison Construction and sub-contractors to provide a number of modern apprenticeships. The apprenticeships in Dunoon will be provided over the Kirn and Dunoon Primary School sites.
- 1.5 The third Kirn Primary School quarterly newsletter was issued in February 2017 and a dedicated website hosted by Morrison Construction is now available at www.kpsproject.co.uk
- 1.6 Planning for the decant of pupils, staff and resources back to Kirn Primary School has commenced. Regular meetings will continue to take place and information will be issued at appropriate times from now through to the decant itself which is due to take place in September/October 2017.
- 1.7 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 final stages of the Stage 2 design and cost plan review process.

- 1.8 A Dunoon Primary School project newsletter was issued through a bag drop

on 9th February 2017. This newsletter provided an update on the project as well as providing information on the temporary decant of Dunoon Primary School Early Years and Childcare (ELCC) children and staff to Kirn Primary School ELCC and the decant of ESCAPE to the Girl Guide Hall, Dunoon during both construction phases.

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 with the main steelwork and concrete floor slabs now completed. The project is due to be completed in September 2017.
- 2.3 The Dunoon Primary School project is nearing the end of the Stage 2 design and cost plan evaluation.

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

- Concrete floor slabs completed on both the ground and lower ground floors;
- Waterproofing to retaining wall;
- Roof sheets and gutters to sports hall and teaching block; and
- Start of internal works to 1881 building.

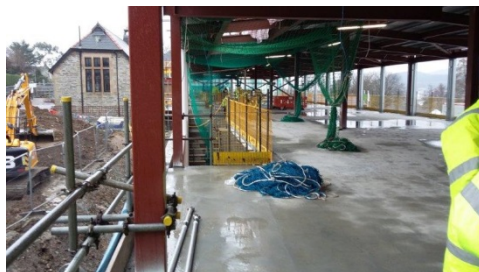
The photographs below illustrate the progress made.



Previous Photograph – metal decking to Ground floor



Previous Photograph – start of main steelframe to sports hall



Photograph 1

Photographs 1 and 2 Concrete Floor slab to Ground Floor



Photograph 2



Photograph 3

Main Entrance

Photograph 3 is a view along Park Road Elevation back to 1881 Building. Main entrance to school indicated. Ground to be infilled to create new ground level to front of the school.

“New” Ground level



Photograph 4 - Roofing works



Photograph 5 – Rear playground area used for storage of construction materials

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

4.4 Future Building Works

Future works planned include:

- Backfill to retaining wall;
- Progress roofworks and insulation;
- Continuation of curtain walling and masonry works; and
- The start of the installation of the Mechanical and Electrical components.

4.5 Communications

The third quarterly newsletter was issued prior to the half term school holiday in February. The newsletter, as well as ongoing information about the project, is available through a dedicated Kirn Primary School project website at www.kpsproject.co.uk

Initial discussions on the decant of pupils, staff and resources back from Dunoon Grammar School to the new Kirn Primary School have commenced. Regular meetings will continue to take place and information will be issued at appropriate times from now through to the decant itself which is due to take place in September/October 2017.

4.6 Community Benefits

During February, of the 64 operatives working on site 24 were from

local contractors.

As previously reported to Members in the December 2016 update report, 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 in Argyll and Bute.

A number of Modern Apprenticeships are being put in place for each of the school redevelopment projects in Campbeltown, Oban and in Dunoon through the Kirn and Dunoon Primary Schools as a combined project. For each project site, one administration and two trade apprenticeships are being put in place.

Separate discussions are ongoing with the Facilities Management (FM) contractor to provide apprenticeships throughout the 25 years of the Design Build Finance and Maintain (DBFM) contract.

In addition, the Mechanical and Electrical (M&E) Contractor is offering experience placements for students that are currently in college studying electrical engineering / electrician courses.

Dunoon Grammar School

Arrangements are being made for up to 5 Dunoon Grammar School senior students to be on the Kirn construction site one half day / week. Final Health and Safety risk assessments are being carried out and it is hoped that these work placements will be in place to coincide with the completion of the external envelope to the building.

Local Primary Schools

Planning is underway to provide an upper primary school science, technology, engineering and mathematics (STEM) event. This would be a partnership event with Skills Development Scotland, CITB, hubNorth and Morrison Construction's design team and sub-contractors coming together to deliver a one day event for upper primary school pupils.

4.7 Health, Safety and Environmental Matters

Since the previous project update report provided to Members in February 2017, 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.

4.8 Considerate Contractor Scheme

There has been no inspection visit since the last report issued to Members in February 2017. Morrison Construction has informed the project team that the next inspection is due in April 2017. The inspection score and executive summary will be reported on to Members in a future

update report.

Dunoon Primary School Project

4.9 Programme

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

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

The Stage 2 submission from hubNorth, as with the Campbeltown/Oban and Kirn projects will be subject to a full review and evaluation. The Council's School Redevelopment Project Team is being assisted in this process by the Scottish Futures Trust (SFT).

4.10 The School Redevelopment Project Team, with the support of the Council's external legal advisors, are working alongside hubNorth and their legal team preparing the documentation required at Contract Close for the Dunoon Primary School project.

4.11 A project update newsletter was issued through a bag-drop to pupils/parents on Thursday 9 February. The newsletter provided information on:

- Planning Approval for the Dunoon Primary School Project;
- Construction Programme Dates and Phasing;
- The decant for Early Learning and Childcare (ELC) children and staff to Kirn Primary School; and
- The decant of ESCAPE to the Girl Guide Hall, Dunoon.

Project information and meetings to finalise the decant arrangements will continue and updates will be issued at appropriate times from now through to the decant itself which is due to take place in June 2017.

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 Dunoon Primary School Stage 2 design and cost plan will be reviewed with support from the SFT. Contract documentation required for Contract Close in April 2017 is being progressed.

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. Initial planning meetings for the decant of pupils and staff back to Kirn Primary School have commenced.

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.

Details of the decant of ELC children and staff to Kirn ELC and ESCAPE to Girl Guide Hall Dunoon have been issued and 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 these decants.

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