

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

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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 and the refurbishment/part new build of Dunoon Primary School.

**1.2 Kirn Primary School**

The new Kirn Primary School is due to be handed over to the Council on 26 September 2017. Final works are in progress and elements of the commissioning period have commenced.

Progress on the construction of the new school building is illustrated in a series of photographs in Paragraph 4.1.3

1.3 The fourth Kirn Primary School quarterly newsletter was issued in June 2017 and included on the dedicated website hosted by Morrison Construction at [www.kpsproject.co.uk](http://www.kpsproject.co.uk) The next edition of the newsletter is due to be issued before the end of August.

1.4 The Scottish Government has agreed to a request for 3 exceptional closure days for the decant of materials and resources from Dunoon Grammar School back to the new Kirn Primary School. The closure dates are:

- Thursday 5, Friday 6 and Monday 23 October 2017.

Information has, and will continue to be issued at appropriate times from now through to the decant period being planned for the October school holidays.

**1.5 Dunoon Primary School**

The Stage 2 Submission for the Dunoon Primary School Design Build Direct Agreement (DBDA) project was received from hubNorth on 9 June 2017. The Submission was reviewed by the Council's Schools Redevelopment Project Team with support from the Council's external legal advisors and the Scottish Futures Trust (STF).

1.6 At its meeting on 29 June 2017, the Policy and Resources Committee approved the Stage 2 Submission from hubNorth and agreed that the project move to Contract Close subject to the full Council approving an additional earmarked sum to meet the anticipated additional costs associated with the Dunoon Primary School project.

The Council, at its meeting on 29 June 2017, approved the additional earmarked sum for the project and Contract Close was reached on Monday 3 July 2017.

- 1.7 The key construction dates for the Dunoon Primary School redevelopment project are:

Construction Phases:

- Phase 1A: July 2017
- Phase 1B: August – September 2017
- Phase 2: July 2017 – May 2018
- Phase 3: May 2018 – April 2019
- Phase 4: April 2019 – July 2019

- 1.8 Project newsletters were issued in May and June 2017 providing information on the temporary decant of Dunoon Primary School Early Learning and Childcare (ELC) children and staff to Kim Primary School ELC and the decant of ESCAPE to the Girl Guide Hall, Dunoon. The June newsletter also confirmed details of the project timeline, and provided an update on the arrangements for the start of the new school term in August 2017 following the summer recess.

The decant moves were all completed at the end of the school session in June 2017 as planned.

Separate Staff and Parent Council project update meetings took place at the start of the new school session and information on the progress of the Works will continue to be issued at appropriate times throughout the construction phases.

## **RECOMMENDATIONS**

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

**NEW SCHOOLS REDEVELOPMENT PROJECT UPDATE FOR  
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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 and the refurbishment/part new build of Dunoon Primary School.

2.2 **Kirn Primary School**

The new Kirn Primary School is due to be handed over to the Council on 26 September 2017. Final works are in progress and the commissioning period for the mechanical and electrical components has commenced.

The new school is due to open to all pupils and staff on Tuesday 24 October 2017.

The Project will deliver 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. The project will include the provision of a new sports hall, improved pupil and bus drop-off areas, and increased parking.

Morrison Construction report that progress measured against the Contract Programme (the agreed programme at Contract Close) shows that completion will be one to two weeks later than the agreed completion date of 26 September. However, they report that their Construction Programme demonstrates that handover will be achieved on time. Progress against the Construction Programme continues to be closely monitored.

2.3 **Dunoon Primary School**

Following approval from the Policy and Resources Committee and the Council at their meetings on Thursday 29 June 2017, Contract Close for the Dunoon Primary School project was reached on Monday 3 July 2017.

The Project will deliver the construction of a refurbished/part new build of Dunoon Primary School with a capacity for 300 pupils, together with an Early Learning and Childcare (ELC) facility with 30 spaces. The project will include the demolition of the existing East Wing and separate

stand-alone Gym Hall. The new East Wing will include ELC accommodation, a Family Centre, school Library, Gym Hall, Staffroom and Staff Base. The new East Wing will be linked to the refurbished West Wing by a feature staircase and a lift providing access to all floors in both Wings.

### 3.0 RECOMMENDATIONS

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

### 4.0 DETAIL

#### 4.1 Kirn Primary School

4.1.1 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.

#### 4.1.2 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
26 September	Kirn Primary School	All works due to be completed and whole school availability
5 – 23 October 2017	Kirn Primary School Decant	Decant of resources / materials from Dunoon Grammar School to the new Kirn Primary School
24 October 2017	School opens to all pupils and staff	

#### 4.1.3 Kirn Primary School – Project Update

The ongoing works include:

- Completion of brickwork to Sports Hall;
- Mechanical and Electrical (M&E) 2nd and 3rd fix works;
- External Works including car park and MUGA Sports Pitch;
- Ceiling works;
- Floor screeding and coverings;
- Installation of items such as:
  - School Kitchen;
  - IPS and sanitary ware;
  - Fixed Furniture and Equipment; and
- Decoration.

The photographs below illustrate key spaces within the new school.



Teaching walls installed awaiting installation of interactive screen



Typical rear wall of a classroom



Window installations in classrooms



Ceiling installations mainly complete with integrated radiant panels



Work ongoing to install the IPS and WC's in the pupil toilets



Sports hall – acoustic paneling, retractable seating and flooring to be installed



School kitchen installation nearing completion





Staffroom awaiting white goods to be installed



Lift installation awaiting commissioning



Internal works ongoing in 1881 building



External works to 1881 building nearing completion. Groundworks to commence

#### 4.1.4 **Communications**

The fourth quarterly newsletter was issued prior to the end of school term school holiday in June with the next edition is due to be issued before the end of August. The newsletters, as well as ongoing information about the project, are available through a dedicated Kirm Primary School project website at [www.kpsproject.co.uk](http://www.kpsproject.co.uk)

A welcome booklet to the new school is in its final stages of preparation and will be issued prior to the move to the new school.

Information will continue to be issued at appropriate times from now through to the decant period being planned for the October school holidays.

#### 4.1.5 **Community Benefits**

During July, of the 108 operatives working on site 23 were from local contractors.

##### STEM Event for 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.

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

Since the previous project update report provided to Members in April 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.

#### 4.1.7 **Decant**

The Scottish Government has agreed to a request for 3 exceptional closure days to allow staff the time to prepare for and carry out the decant of materials and resources from Dunoon Grammar School back to the new Kirn Primary School. The closure dates are:

- Thursday 5, Friday 6 and Monday 23 October 2017.

Details of the closure dates were intimated to Kirn parents through a newsletter issued in June 2017. The closure days will afford staff the necessary time to ensure that the new school is ready and prepared for opening to pupils after the October school holiday.

Ongoing meetings continue with school staff, appropriate Council departments, and the decant company to ensure that all is ready for the move back to the new school.

The exceptional closure days in October do not apply to Dunoon Grammar School.

#### 4.1.8 **Considerate Contractor Scheme**

In June 2016, Morrison Construction registered the site with the Considerate Constructors Scheme (CCS). 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 second site inspection visit took place on 12 June 2017, and the site received an excellent inspection report achieving a score of 43/50. The executive summary of the report is detailed as Appendix 1 hereof.

## 4.2 **Dunoon Primary School Project**

- 4.2.1 The Council's Dunoon Primary School redevelopment project is a Design Build Direct Agreement (DBDA) 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.

Prior to reaching Contract Close, the Council was required to discuss

the progress and proposals of the project with the Scottish Government (SG) and the Scottish Futures Trust (SFT). The discussions took the form of a presentation and workshop held on 10 April 2017, at the SFT offices in Edinburgh.

The outcome for the workshop has been a clear understanding between the parties (SG, SFT, and the Council) that the Dunoon Primary School project was on track to achieving the programme goals.

- 4.2.2 At its meeting on 29 June 2017, the Policy and Resources Committee approved the Stage 2 Submission from hubNorth and agreed that the Dunoon Primary School project move to Contract Close subject to the full Council approving an additional earmarked sum to meet the anticipated additional costs associated with the project.

The Council, at its meeting on 29 June 2017, approved the additional earmarked sum for the project and Contract Close was reached on Monday 3 July 2017.

#### 4.2.3 Programme Dates

The key construction dates and phases for the Dunoon Primary School Redevelopment Project are:

<b>Date</b>	<b>Description</b>	<b>Comment</b>
June 2017	Decant of all resources from West to East Wing; Dunoon ELC to Kirn ELC; ESCAPE to Girl Guiding Hall, Dunoon.	Completed
3 July 2017	Contract Close	
10 July 2017	Tier 1 Contractor moved on site to commence Phase 1 of the Works.	Phase 1 is divided into two sub-phases 1A and 1B
July 2017	Phase 1A:	Completed
July – September 2017	Phase 1B:	Intrusive surveys and establishment of temporary school kitchen.
July 2017 – May 2018	Phase 2	Refurbishment of West Wing and new Energy Centre constructed
May 2018 Decant	Pupils/Staff decant from East Wing to refurbished West Wing	Dunoon ELC remain at Kirn ELC; ESCAPE remain at Guide Hall.
May 2018 – April 2019	Phase 3	East Wing Demolition and construction of



		new East Wing
April 2019	Whole school occupation	Dunoon ELC and ESCAPE return to their new accommodation in Dunoon Primary School
April 2019 – July 2019	Phase 4	Final demolition (existing Games Hall) and site clearance

#### 4.2.4 Project Update

Preparatory works commenced on site on 10 July 2017 with Phase 1A works now completed. These works included:

- Establishment of site accommodation;
- Asbestos survey;
- Encapsulation works in the Solum;
- Demolition of bike shed;
- Off-site fabrication of new access gates from Kirk Street;
- Mains electricity disconnection and connection;
- Disconnection of services between current West Wing and East Wings; and
- Erection of scaffolding to West Wing

The images below illustrate the progress made to date:



Scaffolding being erected to West Wing (rear elevation)



Scaffolding being erected on Hillfoot St elevation of West Wing



Scaffolding to West elevation at the existing pend entrance to the school from Hillfoot Street



Protected pedestrian access from Hillfoot Street to main school entrance



Site offices being installed in car park off Kirk Street



Bike shed prior to and post demolition



Encapsulation works to solum of West Wing



New pedestrian and vehicular access gates on Kirn Street



Site hoarding to main playground area

#### 4.2.5 Future Building Works

The construction works have now entered Phase 1B and will include:

- Erection of the site hoardings;
- Access tunnel from Hillfoot Street constructed;
- Installation of Kirk Street gates;
- Re-connection and Re-commission of Mechanical and Electrical Services in East Wing;
- Asbestos notification / removal of from West Wing;
- Temporary kitchen super and sub structures;
- Commence Gym Hall conversion to act also as a temporary Dining Hall; and
- Kitchen link corridor constructed to be ready for installation of temporary kitchen.

#### 4.2.6 **Communications**

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

- Exceptional Closure Dates to assist with the various decant moves at the end of June;
- Construction programme dates; and
- Arrangements for the start of the new school session in August 2017

Project update meetings with Staff and the Parent Council took place at the start of the new school session and will continue to take place at appropriate times throughout the construction period.

As with Kirn, a quarterly newsletter will be issued by hubNorth Scotland/Morrison Construction. A dedicated Dunoon Primary School project website will be hosted by Morrison Construction and its web address will be issued in due course.

#### 4.2.7 **Health, Safety & Environmental Matters**

The Health and Safety plan for the construction site has been developed in accordance with the CDM 2015 Regulations.

There have been no issues raised and with no RIDDOR (Reporting or Injuries, Diseases and Dangerous Occurrences Regulations) accidents or injuries.

#### 4.2.8 **Considerate Constructor Scheme**

Morrison Construction has registered the site with the Considerate Constructor Scheme as detailed in item 4.1.8 above.

No inspections have taken place to date. Members will be provided with the executive summary of the first inspection report when available.

### 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 final stages of the construction phase. The school is due to be handed over to the Council on 26 September 2017.
- 5.2 Decant arrangements are in place for the movement of materials and resources from Dunoon Grammar School back to Kirn Primary School during the October 2017 school holidays. The Scottish Government has agreed to a request for three exceptional closure days to assist staff in preparing for the decant, assisting with the decant itself, and to prepare the new Kirn Primary School to be readied for pupils to occupy from Tuesday 24 October 2017.
- 5.3 The project to deliver a new school on a design, build, and direct agreement basis in respect of Dunoon Primary School was signed on

Monday 3 July 2017 and has now entered the construction phase. This report provides highlight reporting in relation to the progress of the Works.

## 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 Kirn and Dunoon Primary School projects are being delivered within the financial envelope agreed by the Council.

**Legal** The issue and acceptance of the New Project Requests (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. The project agreement for Dunoon Primary School was signed on 3 July 2017.

**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 school within the Scottish Government's end date of March 2018, and in regard to Dunoon Primary School with an occupation of the refurbished/part new build school by April 2019. Possibility of delay in completion of either school project will continue to be monitored.

**Customer Service** The decant of Kirn Primary School pupils and staff to Dunoon Grammar School was completed in early June 2016 and there continues to be continued liaison with the schools. Meetings for the decant of materials and resources back to Kirn Primary School are in the final stages of planning for the decant to take place during the school holidays in October 2017.

The design solution from hubNorth for the Dunoon Primary School project has required a decant of pupils and staff within the current school. The decant took place during June 2017 and also involved the temporary decant of ELC children and staff to Kirn ELC and ESCAPE to Girl Guiding Hall, Dunoon. These decants were completed in June 2017 as planned.

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

Councillor Yvonne McNeilly (Policy Lead – Education)

11<sup>th</sup> August 2017

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## Appendix 1 – Considerate Constructors Report Summary

### Considerate Constructors Scheme

#### Monitor's Site Report



<b>Project Name</b>	Kirn Primary				
<b>Contractor Name</b>	Morrison Construction Scotland – Highland				
<b>Onsite contact(s)</b>	Garry Davidson				
<b>Site ID number</b>	97563	<b>Visit no</b>	2	<b>Visit date</b>	12/06/2017

#### 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 buildings which are now occupied as residential homes. Narrow streets lead to the site and a public footpath and sports pitches are nearby. The building envelope is wind and weathertight and external brickwork progressing. Internally partitions and services underway

Checklist section	1 <sup>st</sup> Visit	2 <sup>nd</sup> Visit		Score descriptor
1. Care about <b>Appearance</b>	9	9	/10	<b>1.</b> Gross Failure <b>2.</b> Failure <b>3.</b> Major non compliance <b>4.</b> Minor non compliance <b>5.</b> Compliance <b>6.</b> Good <b>7.</b> Very Good <b>8.</b> Excellent <b>9.</b> Exceptional <b>10.</b> Innovative
2. Respect the <b>Community</b>	8	9	/10	
3. Protect the <b>Environment</b>	8	8	/10	
4. Secure everyone's <b>Safety</b>	9	9	/10	
5. Value their <b>Workforce</b>	8	8	/10	
<b>Total Score</b>	<b>42</b>	<b>43</b>	<b>/50</b>	

*For more information on score descriptors, see "Site Scoring Explained" or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk)*

#### Executive Summary

The project has continued to operate to very high standards across the board. The site continues to provide an exemplary image with secure boundary, clean and tidy pavements and roads, and well organised works areas and compound. Communication with all residents and neighbours has been maintained and a community board is regularly updated.

Projects have been arranged and undertaken with the local primary schools and senior school pupils provided with site tours and interviews for job opportunities. Ongoing support of local community groups and individuals has included further work and donations to the Men's Shed. Support has been provided in association with a number of the sub-contractors.

The measures to protect and enhance the environment have been continued and some further information on the company's environmental aims/objectives and performance have now been shared with the public and workforce. The exceptional measures to ensure a safe working environment have also been continued. Awareness of vulnerable road users, and action to protect, have been communicated and developed.

The environment for the workforce is also very well considered with all site personnel encouraged to contribute and participate in the development of the project and a system is in place to recognise positive contributions. Well done to Garry and all on site on a first class project.