

**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 Kirn Primary School

The new Kirn Primary School was handed over to the Council on Thursday 26 October 2017.

The decant of materials from Dunoon Grammar School to Kirn Primary took place on Friday 20 and Saturday 21 October as planned. Staff training, familiarisation with the building and preparing the school for pupils was conducted from Friday 20 October to Wednesday 1 November inclusive. The school opened to pupils and staff on Thursday 2 November 2017

Areas of the new school are illustrated in a series of photographs in Paragraph 4.1.3.

1.3 Dunoon Primary School

Contract Close for the redevelopment of Dunoon Primary School was reached on Monday 3 July 2017.

1.4 The key construction dates for the Dunoon Primary School 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

1.5 Phase 1A and Phase 1B have been completed. Phase 2 is underway with the main works now focused on the refurbishment of the existing West Wing. During Phases 1A, 1B and 2, all pupils and staff are accommodated in the East Wing with Early Years pupils and staff accommodated in Kirn Early Years, with ESCAPE using the Guide Hall, Dunoon.

Photographs of the Works are included in Paragraph 4.2.3.

- 1.6 Morrison Construction has registered the Dunoon Primary School site with the Considerate Constructors Scheme. Further details are set out in Paragraph 4.2.9.

RECOMMENDATIONS

It is recommended that Members consider 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 **Kirn Primary School**

The new Kirn Primary School was handed over to the Council on 26 October 2017.

The new school was due to open to all pupils and staff on Tuesday 24 October 2017. However, due to final finishing works being completed by the Contractor, a decision was taken to postpone the opening date of the school until Thursday 2 November to ensure that the transition to the new school was smooth for pupils and staff, and that the school met the high standards expected.

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 consider 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 were:

Date	Description	Comment
20 October	Kirn Primary School	All works due to be completed and whole school availability. School was handed over to the Council on Thursday 26 October.
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 due to open to all pupils and staff	Due to an over-run in final finishing works the school opened to pupils and staff on Thursday 2 November 2017

4.1.3 **Kirn Primary School**

The £9million project has delivered the construction of a new primary school with a capacity for 320 pupils, together with an Early Years facility with 30 spaces. The design has incorporated the retention and refurbishment of the existing 1881 building with a new 2 storey building that houses the Primary Classrooms, Dining Room and Sports Hall.

Externally, the project has provided much improved external learning and play spaces including a Multi Use Games Area (MUGA), increased parking provision and a new pupil drop off.

The photographs below illustrate key spaces within the new school.



1881 Building - Elevation from Park Road



1881 Building - Elevation from Park Road



Early Years Playroom – 1881 building



The 1881 Building also accommodates:
Early Years Kitchen; Toilets; Nappy Change;
and Reception Office

School Conference Room; Meeting Room;
Staff Base; and separate offices for Head
Teacher and Depute Head Teacher (as
shown in photograph opposite)



Break Space on Ground Floor



Sports Hall with Retractable Seating



Typical Primary Classroom



Library – corner seating



Staffroom



Rear Playground with MUGA and tiered seating area

4.1.4 **Community Benefits**

STEM Event for Local Primary Schools

Planning is underway to provide an upper primary school science, technology, engineering and mathematics (STEM) event. Events have been held successfully in Campbeltown and Oban and preparations for a similar STEM event to take place at Kirn Primary School in February 2018 are underway. 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.

Over the lifetime of the works a positive working relationship developed between Morrison Construction and the Mens' Shed Dunoon. As a thank you, the Men's Shed made and presented a Lectern to the school.

4.1.5 **Health, Safety and Environmental Matters**

Since works commenced in June 2017 inspections of the site regarding performance on Environmental matters found the works to be compliant at all times. Over the same period there were no RIDDOR (Reporting of Injuries, Diseases and Dangerous Occurrences Regulations) accidents or injuries.

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.

Contract Close was reached on Monday 3 July 2017.

4.2.2 **Programme Dates**

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

Date	Description	Comment
June 2017	Decant of all resources from West to East Wing; Dunoon ELC to Kirn ELC; ESCAPE to Girl Guiding	Completed

	Hall, Dunoon.	
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:	Completed November 2017
July 2017 – May 2018	Phase 2	Refurbishment of West Wing and new Energy Centre constructed. Now underway
May 2018 Decant	Pupils/Staff decant from East Wing to refurbished West Wing	Dunoon ELC remain at Kirm ELC; ESCAPE remains 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

4.2.3 Project Update

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

Phase 1A

- 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 connections between current West Wing and East Wings; and
- Erection of scaffolding to West Wing.

Phase 1B

- Access tunnel from Hillfoot Street constructed;
- Installation of Kirk Street gates and site hoardings;

- Temporary kitchen installed including link corridor to Gym Hall
- Meter installation for kitchen and dining hall
- Installation of remedial wall ties to Gym Hall; and
- Decoration of Gym Hall prior to its use as a temporary Dining Hall during Phase 2.



Modular Kitchen Installation



Modular Kitchen



Modular Kitchen Storage Area



Decoration Works to existing Games Hall



Scaffolding to West Wing



Downtakings to West Wing

4.2.4 Current Building Works

The construction works have now entered Phase 2, the refurbishment of the West Wing, and recent works have included:

- Soft strip to west wing;
- Removal of partitions /ceilings;
- Investigation works for slap outs and supports.
- Temporary corridor doors installed; and
- Installation of Fire Alarm system.

4.2.5 Future Building Works

Works during the month of November will include:

- Ground cutting/foundations for the new Energy Centre;
- Installation of new door openings;
- Road/path Asphalt at existing kitchen entrance;
- Completion of soft strip West Wing;
- Scaffolding to roof works for Velux installation; and
- Down takings to second floor continue.

4.2.6 Communications

Members of the Schools Redevelopment Project Team met with Mrs Brenda Reid, Acting Head Teacher, prior to her taking up post in

October 2017. This meeting provided Mrs Reid with the opportunity to be briefed on the project and its development, and to discuss the current and future works and associated phasing. Since taking up post, Mrs Reid has been involved in Reviewable Design Development (RDD) such as:

- Colour scheme for the new school;
- Internal door nomenclature; and
- Ironmongery and lock suiting.

As with the Kirn project, 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 Community Benefits

HubNorth is required to deliver Key Performance Indicators (KPI's) in the geographical areas where contracts are delivered. Some of these KPI's relate to a range of Community Benefits. Morrison Construction, hubNorth's Tier 1 contractor, has actively engaged with the local schools in each area to provide opportunities for an early introduction to the construction industry.

Across the Council area there have been opportunities for students about to leave school and recent school leavers to gain real work experience and a flavour of the many disciplines the construction industry has to offer. These opportunities take the form of Work Experience (short term one-off visits), Work Placements (mid-term placements to complete a module of work on a course already started through a local college), or a Modern Apprenticeship post (long-term courses which have been appointed in all 3 areas).

Morrison Construction's positive relationships with the Men's Shed, Dunoon, will hopefully continue throughout the Dunoon Primary School Project. The Men's Shed uplifted some materials / old furniture prior to the West Wing being handed over to the Contractor.

4.2.8 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.

4.2.9 Considerate Contractor Scheme

Morrison Construction has 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 date of the first site inspection visit has still to be announced.

5.0 CONCLUSION

- 5.1 A £9 million project to deliver a new school on a design, build, and direct agreement basis in respect of Kirn Primary School has now been completed. The school opened to pupils and staff on Thursday 2 November 2017
- 5.2 The project to deliver a new school on a design, build, and direct agreement (DBDA) 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.

The handover of Kirn Primary School to the Council took place on Thursday 26 October 2017.

HR None at present.

Equalities None at present.

Risk The Council, in partnership with hubNorth, continues to monitor the progress of the Dunoon Primary School with an occupation of the refurbished/part new build school by April/May 2019. Possibility of delay in completion of the school project will continue to be monitored.

Customer Service The decant of Kirn Primary School materials and resources from Dunoon Grammar School was completed in October 2017 as planned.

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
Cllr Gary Mulvaney, Policy Lead Strategic Finance & Capital Regeneration Projects
Cllr Yvonne McNeilly, Policy Lead Education.

2nd November 2017

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