

**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 was handed over to the Council on Thursday 26 October 2017 and opened to pupils and staff on Thursday 2 November 2017.

An Opening Ceremony was held in the new school on Thursday 31 January 2018 and images of this are included 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 – October 2018
- Phase 3: October 2018 - November 2019
- Phase 4: November 2019 - December 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

Due to the requirement to address the structural issues with the mezzanine floors in the West Wing, Phase 2 has been extended to 15 October 2018. This meant the planned decant of pupils from the East wing to the West wing for the commencement of the new school year in August required to be re-

programmed. This will now happen in October and planning is well advanced for that. Due to increasing school roll in August, arrangements were made to accommodate the new P7 class in Dunoon Grammar School and detailed arrangements for transport, decant and accommodation have been made together with detailed consultation with the School and communication with parents.

- 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  
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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 was handed over to the Council on Thursday 26 October 2017 and opened to pupils and staff on Thursday 2 November 2017.

An Opening Ceremony, presented by the Head Teacher, Kirsteen MacDonald, was held in the new school on Thursday 31 January 2018. Pupils provided a tour of the school, which was then followed by country dancing, singing and presentations. Speeches were made by the outgoing Executive Director of Education Ann Marie Knowles and the Policy Lead for Education Cllr Yvonne McNeilly, who along with assistance from the Head Boy and Head Girl of Kirn Primary, cut the ribbon to symbolise the opening of the school.

Those also in attendance included the Council Chief Executive, the Executive Director of Customer Services, the Council Provost and local Members, representatives from Morrison Construction, Ryder Architecture, Hub North Scotland, Scottish Futures Trust, previous Head Teachers of Kirn Primary, and the local press.

Images of the ceremony are included in Paragraph 4.1.3 .

**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.



Members during the pupil tour



Pupil tour of the classrooms



Pupil Presentation



Kirn Primary School Choir



Kirn Primary Country Dancers



Kirn Primary Country Dancers



Anne Marie Knowles



Head Teacher – Kirsteen MacDonald



Cllr McNeilly & Head Pupils



Cutting the ribbon



Chief Executive, Cllr McNeilly, Ann Marie Knowles & Mike Casey



School Plaque now located in the main school entrance



The current, and former Head Teachers of Kirn Primary School



Front elevation of the new Kirn Primary School



Rear elevation of the new Kirn Primary School

#### 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 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:

<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:	Completed November 2017
July 2017 – October 2018	Phase 2 Refurbishment of West Wing and new Energy Centre constructed. Now underway	New Energy Centre constructed and complete. Refurbishment works are ongoing

October 2018 Decant	Pupils/Staff decant from East Wing to refurbished West Wing	Dunoon ELC remain at Kirn ELC; ESCAPE remains at Guide Hall.
October 2018 – November 2019	Phase 3	East Wing Demolition and construction of new East Wing
November 2019	Whole school occupation	Dunoon ELC and ESCAPE return to their new accommodation in Dunoon Primary School
November 2019 – December 2019	Phase 4	Final demolition (existing Games Hall) and site clearance

Due to the requirement to address the structural issues with the mezzanine floors in the west wing, phase 2 has been extended to 15 October. This meant the planned decant of pupils from the East wing to the West wing for the commencement of the new school year in August required to be re-programmed. This will now happen in October and planning is well advanced for that. Due to increasing school roll in August, arrangements were made to accommodate the new P7 class in Dunoon Grammar and detailed arrangements for transport, decant and accommodation have been made together with detailed consultation with the School and communication with parents.

#### 4.2.3 Project Update

Preparatory works commenced on site on 10 July 2017 with Phases 1A and 1B now complete, and Phase 2 works ongoing. These works include:

##### Phase 1A

- Establishment of site accommodation;
- 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
- 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.



## Phase 2

- Construction of a new Energy Centre is complete
- Services connections are complete
- Dining hall gutter and roof repair works are complete
- Plaster, tiling and décor works are ongoing
- Installation of temporary escape stair is complete
- Removal of scaffold to perimeter of building is complete
- M&E, fixed furniture and loose furniture installation is ongoing
- Repair works to mezzanine level toilets is ongoing
- Remedial works to the dining hall is ongoing
- Decant of P7 class furniture and materials to DGS took place on 26<sup>th</sup> August in preparation for new school term



Temporary Escape Stair Installation



Complete Temporary Escape Stair



Remedial works to mezzanine level brickworks



New Energy Centre



Internal decoration restoration works



Installed M&E



Protective covering to new flooring



2<sup>nd</sup> Floor Classroom



Teaching Wall



Replacement velux windows installed



Refurbished original windows



2<sup>nd</sup> Floor Classroom Wet Area

#### 4.2.4 Current Building Works

Phase 2, the refurbishment of the West Wing is ongoing, and recent works have included:

- Completion of the temporary escape stair
- Installation of new flooring
- Installation of fixed FF&E
- Installation of M&E sockets and final cables
- Mezzanine level repair works
- Agreement on signage proposals, internal door nomenclature and ironmongery & lock suiting

#### 4.2.5 **Future Building Works**

- Completion of remedial works to school kitchen
- Completion of final decoration, FF&E and flooring to Ground Floor level
- Complete mezzanine works and strip scaffolding
- Commence fitting out mezzanine level toilet block
- Progress kitchen remedial works
- Complete utility connections
- Commence commissioning works
- Commence external hard landscaping

#### 4.2.6 **Communications**

Regular contact is maintained with Mrs Brenda Reid, the new Head Teacher, providing her with the opportunity to be briefed on the project and its development, and to discuss the current and future works and associated phasing.

Newsletters have been issued to parents prior to the school holidays in relation to the progress of the Project and decant proposals for the P7 class into Dunoon Grammar School from August 2018. A further update was issued to parents of P7 pupils in June, with a follow up issued before the new term commenced.

As with the Kirn project, a quarterly newsletter will also be issued by hubNorth Scotland/Morrison Construction. A newsletter was issued prior to the school holidays in May, with a further update due following the school return in September.

A dedicated Dunoon Primary School project website, hosted by Morrison Construction is now live, and can be found at:  
<http://www.dpsproject.co.uk/>

#### 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), and the first site inspection was carried out on 20 April 2018. The site was awarded an overall score of 37 and a copy of the report is appended below.

## 5.0 **CONCLUSION**

- 5.1 The £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.

1 August 2018

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## Appendix 1 – Considerate Constructors Report Summary

### Considerate Constructors Scheme

#### Monitor's Site Report



<b>Project Name</b>	Dunoon Primary School				
<b>Contractor Name</b>	Morrison Construction Scotland – Highland				
<b>Onsite contact(s)</b>	Martin McGillivray				
<b>Site ID number</b>	105298	<b>Visit No.</b>	2	<b>Visit date</b>	20/04/2018
<b>Site description, context and location</b>					
<p>The Project involves the refurbishment, removal and update of a Grade ‘B’ listed, Victorian Primary School within Dunoon, procured through Hub North for Argyll and Bute Council. The Works will comprise the refurbishment of the existing West Wing within Phase 1 of the development. Phase 2 will comprise the demolition of the current East Wing and the construction of a new East Wing which will incorporate a family centre, gym hall, library, early learning and childcare centre, and staff accommodation. The link between the refurbished West Wing and new East Wing will incorporate a feature staircase. The working environment is ‘live’; the school remaining open during the refurbishment and new building work phases. The site is located on the periphery of the town within a residential area, and immediately adjacent to an historic church, an ASN unit and a parade of small shops, café’s and a local pub. At the time of the visit, works on the renovation of the West Wing of the facility were almost complete, with mobilization being planned for the demolition of the East Wing of the school.</p>					
<b>Checklist section</b>	<b>1<sup>st</sup> Visit</b>	<b>2<sup>nd</sup> Visit</b>		<b>Score descriptor</b>	
1. Care about <b>Appearance</b>	7	7	/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>	7	8	/10		
3. Protect the <b>Environment</b>	6	6	/10		
4. Secure everyone’s <b>Safety</b>	7	8	/10		
5. Value their <b>Workforce</b>	7	8	/10		
<b>Total Score</b>	<b>34</b>	<b>37</b>	<b>/50</b>		
<i>For more information on score descriptors, see “Site Scoring Explained” or visit</i>					
<b>Innovative activities identified at the second visit</b>					
4. Safety	<p>The Morrison Construction Site Management has worked with the School to establish a pupil health and safety team who undertake escorted visits to the site on a weekly basis in order to raise awareness of safety issues around the works, and within the construction industry more generally. At the outset of the process, the primary school pupils were provided with a brief induction and all PPE wear along with a checklist template which they use to monitor various safety issues as part of the weekly escorted visit. At the conclusion of each session there is a discussion on what was observed, in which the pupils are asked to highlight good and bad practice recorded during the visits. Not</p>				

only does the 'Child Safety' innovation provide children with an opportunity to develop their observational skills, but also to raise awareness of the activities and the people involved within a construction project.

*While an innovative activity is required to achieve a score of 10 in any section, such activities will be recorded regardless of score. When recorded on a visit where a score of 10 has not been achieved, the activity may count towards achieving a 10 score on subsequent visits. An innovative activity will only count once towards a 10 score unless it is further developed and improved. See 'Site Scoring Explained' for further details*

### Executive Summary

**Appearance** The appearance of the site overall remained very good. Further work is required around provisions for e-smokers, and the promotion of company values and use of social media.

**Community** The site management continue to meet regularly with the residents/neighbours as well as those within the wider locale, in which relations appear to be excellent. I was very pleased to hear about the employment of local people, fund raising, etc. although there is scope to develop the community benefits plan further, and to further involve local schools & colleges in project activities, for example, it would be very useful for site to now consider a project legacy, over and above the excellent work already undertaken.

**Environment** The measures to protect and enhance the environment have been maintained, with further engagement to reduce the site's carbon footprint, and legacy to improve the overall environment within the area being considered. While some information on the environmental was displayed internally within the office and canteen, it could have been possible to develop a dedicated site notice board to highlight all the site's environmental credentials & achievements.

**Safety** Safety systems and control measures are rated as being excellent. I was pleased to hear about the site's recent 'Child Safety' initiative to involve young children from the primary school in escorted health and safety walk arounds the site, in which they are asked to identify good and bad practices observations, using a dedicated template checklist. Areas for further development could possibly include provision of a You Said, We Did board in the canteen, and evidence that the site is working to CLOCS operational standards.

**Workforce** The site is performing well under the Workforce Section, which can now be rated as excellent. The site has provided a means for the workforce to consult management and provide feedback. The site has participated in the recent Open Days event, and strongly supports careers in construction. On-site processes around the legitimacy of the workforce could be further reviewed. Consider contributions to the CCS Best Practice Hub, and the completion of all the Hub e-learning modules.