

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

1.2 Update

Contract Close for the redevelopment of Dunoon Primary School was reached on Monday 3 July 2017 and the newly refurbished Wests Wing was signed off and handed over on Wednesday 7th November.

1.3 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 – November 2018
- Phase 3: November 2018 - November 2019
- Phase 4: November 2019 - December 2019

1.5 Morrison Construction has registered the Dunoon Primary School site with the Considerate Constructors Scheme. The next visit is scheduled to take place during November, and an update of the result of this will be provided in the next report.

RECOMMENDATIONS

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

**NEW SCHOOLS REDEVELOPMENT PROJECT UPDATE FOR
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) and the refurbishment/ part new build of Dunoon Primary School.
- 2.2 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 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 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 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 – November 2018 | Phase 2 Refurbishment of West Wing and new Energy Centre constructed. Now underway | New Energy Centre constructed and complete. Refurbishment works are ongoing |
| November 2018 Decant | Pupils/Staff decant from East Wing to refurbished West Wing | Dunoon ELC remain at Kirn ELC; ESCAPE remains at Guide Hall. |
| November 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 |

4.3 Project Update

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

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 complete
- Installation of temporary escape stair is complete
- M&E, fixed furniture and loose furniture installation complete
- Repair works to mezzanine level toilets is complete
- Remedail works to the dining hall and kitchen are complete
- Decant of P7 class furniture and materials from DGS, and all pupil and teaching resources from the existing East Wing took place during Exceptional Closures in early November, in preparation for new school term

4.4





Standard Classroom



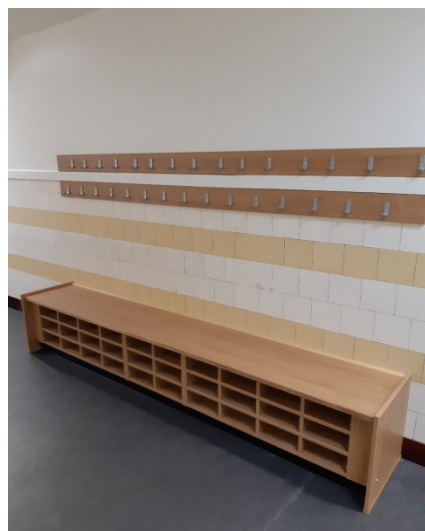
Standard Classroom



2nd Floor corridor, retaining existing tiles



2nd Floor New Velux Window



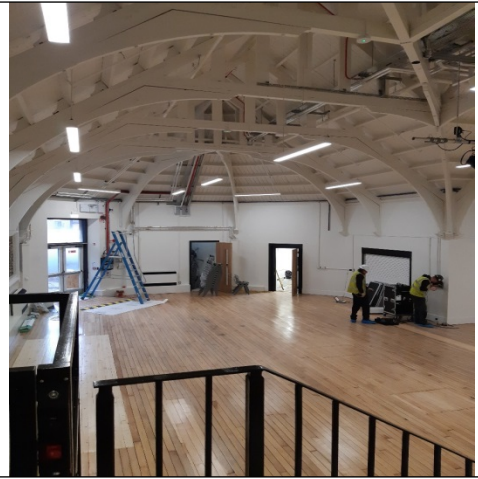
Corridor Cloak Area



Retained flooring and ironwork to stairwell



Stage & Theatre Lighting



Refurbished Dining Hall



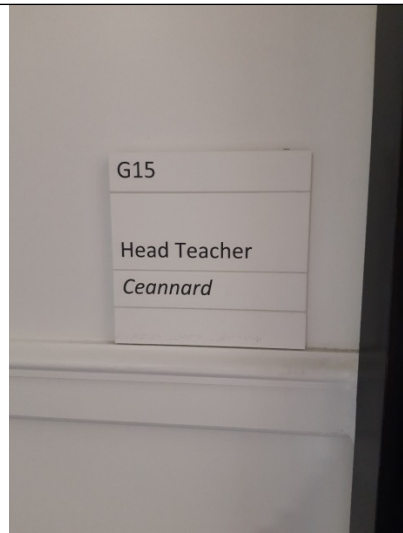
Mezzanine Level Toilets



Mezzanine Level Toilets



Head Teacher Office



Room Signage – English & Gaelic



4.5 Current Building Works

Phase 2, the refurbishment of the West Wing is now complete, with recent works including:

- 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

4.6 Future Building Works

- Complete external landscaping and
- Removal of temporary kitchen and remedial works to existing Gym Hall
- Soft Strip of fixed furniture and fittings from the East Wing
- Preparatory works for demolition of the East Wing

4.7 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.

4.8 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 within Dunoon 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.

4.9 Considerate Contractor Scheme

Morrison Construction has registered the site with the Considerate Constructors Scheme (CCS), and the latest site inspection is scheduled to be carried out during November. An update on the inspection will be advised in the next report.

5.0 CONCLUSION

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 Phase 3 of 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 Dunoon Primary School project 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 Dunoon Primary School project is being delivered within the financial envelope agreed by the Council.

Legal The issue and acceptance of the New Project Request (NPR) commenced the process of formal legal engagement of hubNorth for development of the project for delivery of the proposed new and refurbished school.

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 Dunoon Primary School with an occupation of the refurbished/part new build school by November/December 2019. Possibility of delay in completion of the school project will continue to be monitored.

Customer Service 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.

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