

**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 West Wing was signed off and handed over on Wednesday 7th November 2018, with staff and pupils decanting on 14th November 2018. Phase 3 works commenced on 15th November 2018.

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 – January 2020

1.5 Morrison Construction has registered the Dunoon Primary School site with the Considerate Constructors Scheme. The latest site inspection was carried out in December 2018, and an summary of the report is appended.

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.
December 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 – January 2010	Phase 4	Final demolition (existing Games Hall) and site clearance

4.3 Project Update

Following the completion Phases 1A, 1B , Phase 2, and the decant of the school from the existing East Wing into the newly refurbished West Wing, works have included:

- Snagging and preparatory works, with 87% of identified snags now having been completed
- Final installation of Phase 2 furniture

- Existing temporary pupil and staff access tunnel has been removed
- Soft strip and reportable asbestos removal undertaken to the existing East Wing as part of Phase 3 works -we are advised that, at this stage no additional asbestos has been found
- Fire alarm system installed to games hall
- Playground area extended, and use of games hall now available
- Full CCTV security in place as part of Phase 3 works
- Fairy Garden vegetation cleared, and trees thinned out
- Fire escape gates have been provided to cover the escape routes at the Hub Hut

4.4

	
<p>Removal of temp access tunnel</p>	<p>Removal of East Wing utility meters</p>
	
<p>Cleared Fairy Garden</p>	<p>Fire Escape Route Gates / Fencing</p>
	
<p>Soft strip & asbestos removal to East Wing</p>	

4.5 Future Building Works

- Completion of outstanding loose furniture delivery
- Snagging close out
- Demolition soft strip to Phase 3
- Demolition of Phase 3 commencement

4.6 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.

4.7 Considerate Contractor Scheme

Morrison Construction has registered the site with the Considerate Constructors Scheme (CCS), and the latest site inspection was carried out on 18th December, with the site achieving an impressive score of 40 / 50. A summary of the report is provided in Appendix 1, below.

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 revised 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. Decant of the school from the existing East Wing into the newly refurbished West Wing was achieved in November 2018.

Douglas Hendry, Executive Director of Customer Services
Cllr Gary Mulvaney, Policy Lead Strategic Finance & Capital Regeneration Projects
Cllr Yvonne McNeilly, Policy Lead Education.

29 January 2019

For further information contact:
David Logan – Special Projects & Quality Improvement Manager
Tel: 01546 604322
David.Logan@argyll-bute.gov.uk

Appendix 1 – Considerate Constructors Report Summary

Considerate Constructors Scheme Monitor's Site Report



Project Name	Dunoon Primary School				
Contractor Name	Morrison Construction Scotland – Highland				
Onsite contact(s)	Garry Davidson				
Site ID number	110990	Visit no	1	Visit date	18/12/19

Site description, context and location

The project involves the refurbishment, renovation and upgrade 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, new 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', with 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, a parade of small shops, cafes and a local pub. At the time of visit, work on the renovation of the West Wing of the Facility had been completed, with work at a hiatus until January 2019, where there will be a focus on the East Wing of the existing school. This is the second period of registration.

Checklist section	Category score		Score descriptor
1. Care about Appearance	8	/10	1. Gross Failure 2. Failure 3. Major non compliance 4. Minor non compliance 5. Compliance 6. Good 7. Very Good 8. Excellent 9. Exceptional 10. Innovative
2. Respect the Community	8	/10	
3. Protect the Environment	8	/10	
4. Secure everyone's Safety	8	/10	
5. Value their Workforce	8	/10	
Total Score	40	/50	
<i>For more information on score descriptors, see "Site Scoring Explained" or visit www.ccscheme.org.uk</i>			

Executive Summary

Excellent first impressions with corporate signage/hoarding and information all in place, to also include specific site manager and regional office contact details. The welfare facilities are at an excellent standard and kept immaculately clean and tidy by cleaners/labourers on site, with all facilities provided taking into consideration female employees and visitors to the site.

The site neighbours have all been contacted and are kept up to date with the latest

development news on the site. Community engagement has been of a very high-level, with many initiatives having been carried out through the well-developed Hub Community Benefits Plan, which involves active collaboration with staff and pupils. Charity fund raising and support for local groups and businesses is another notable achievement.

All the environmental issues are addressed at an excellent level, with all aspects covered by dedicated MCL environmental team and bio-diversity champions to support targets and initiatives in these areas. Much has been done to promote the site environmental credentials and achievements to the locale commensurate with leading-edge industry standards. A range of environmental legacies have also been planned, too numerous to mention.

The site has a thorough safety inspection regime in place and the company safety initiatives are well promoted. The workforce is encouraged to provide feedback on safety and any other issue.

There is a strong awareness of vehicle safety in and around the site, which is ably managed through the site promotion and adherence to CLOCS operational standards. The company is an equal opportunities employer, promotes personal development and provides training at all levels. OH and health advice is provided through demonstrable commitments to worker and employee welfare.

The welfare facilities are industry leading with quality changing, drying, showers, lockers, M&F toilets and rest areas provided. Contributions to the Scheme Best Practice Hub have been considered.

Thanks to Garry for an informative visit, and I look forward to meeting him and the team again later in 2019.