

**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 and are progressing well.

- 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 was provided in the March 2019 update to members.

RECOMMENDATIONS

It is recommended that Members note and 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 note and 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	Completed November 2018
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 works ongoing
November 2019	Whole school occupation	Whole school available for occupation – demolition of existing separate games hall building to commence
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:

- Remedial snagging works ongoing
- Scaffold stripped and removed from site
- Hand strip and machine demolition of the existing East Wing
- Foundations removed under Archaeologist supervision
- Building footprint stripped to formation level

- Contaminated ground removed, examined and uplifted
- BT cable relocation and repairs at Hub Hut
- Fuel pipes have been flushed and cleaned
- Phase 3 foundation installation and reinforcement works completed
- Lift core installation

4.4

	
Hillfoot Street Elevation at East Wing Demolition Commencement	Kirk Street Elevation of Demolition Progress
	
Demolition Progress	Internal stair removal
	
Site clearance following demolition looking toward Hillfoot Street	Hillfoot Street Elevation following demolition of old East Wing
	
Foundation reinforcement & Shuttering installation works	



4.5 Future Building Works

- Completion of sub structure works (currently at 90% completion)
- Completion of new foul and storm water drainage within the building footprint
- Commencement of steelworks (including stairs & landings)
- Preparatory works for suspended slab and ground slab

The re-programming of the works subsequent to the issue of concrete sickness has meant that the removal of the temporary staircase at the rear of the east wing will not now happen in the school summer holidays this year. This will require to be re-programmed to take place immediately after handover. Positive discussion has taken place with the contractor and also the school to ensure that there will be no disruption to the operation of the school and to limit works during term time.

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 further visit is scheduled for later this year, and a summary of the report will be provided to members in the next Project Update

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.

30 April 2019

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