THIS PAPER RELATES TO ITEM 04

ON THE AGENDA

CLACKMANNANSHIRE COUNCIL

Report to: Clackmannanshire Council

Date of Meeting: 31st August 2017

Subject: Tullibody South Shared Campus

Report by: Chief Education Officer

1.0 Purpose

1.1. To update the Council on the progress of a shared campus incorporating Abercromby Primary School, St Bernadette's Primary School, a Nursery and shared facilities.

1.2. To seek agreement of the outline design for the campus building.

2.0 Recommendations

2.1. It is recommended that Council note the following :-

a) Appointment of Hub East Central Scotland (Amber Blue) to develop a design and build project for the Tullibody South Campus

b) Appointment of the Design Team:

Tier 1: Robertson's Construction

Tier 2 : Keppie's Architects,

Baker Hicks, Mechanical &Electrical Engineers and Civil and Structural Engineers.

c) Appointment of Consultants to undertaken the following duties:

1. Kirk & Marsh, Principal Designer and Construction Design Management (CDM).
2. AECOM – Building Information Modelling (BIM).

2.2. It is recommended that Council agree the proposed programme, site layout, accommodation schedule and floorplans for the building contained within Appendices 1-4.

2.3. It is recommended that Council agree that the Council's capital budget is realigned for the Tullibody South project to reflect the phasing of the programme.

2.4. It is recommended that Council agree that the land formally occupied by the flats known as The Orchard be transferred from the HRA to the General Fund to facilitate the new campus development in compliance with the relevant regulations and subject to a valuation to be determined in consultation with the District Valuer's Service.

2.5. It is recommended that Council agree to the partial demolition of the existing Abercromby Primary School to enable the advanced works to be undertaken, noting the requirement for temporary teaching accommodation.

3.0 Background

3.1. At the Council meeting on 12 January 2017, it was agreed to update the Council on the development of the Tullibody South Campus.

3.2. A series of workshops have been held with staff from Abercromby Primary, St Bernadette's Primary and Abercromby Nursery. Meetings have been held with both Abercromby and St Bernadette's Parent Council and Tullibody Community Council. An initial meeting of a Stakeholder's Group has been held, incorporating representatives from the aforementioned groups and representatives from Tullibody Action Group, Tullibody History Group and the Roman Catholic Church. A Working Group representing officers from a range of services meets monthly to progress the works at Tullibody South.

3.3. Visits to other shared campus establishments in Fife and Stirling have been undertaken. Future visits are planned to Dundee and Perth and Kinross. This has given an opportunity for questions to be answered and ideas to be added to the design brief.

4.0 Considerations

4.1. The proposed design reflects the fact that St Bernadette's RC Primary School Abercromby Primary School and the nursery will continue to exist as separate entities within the campus each having their own staff, management teams, budgets, ethos and visions. They will share facilities such as outdoor learning space, toilets, meeting rooms, games hall and dining facilities. Details of the floorplans are contained in Appendix 4.

4.2. The Nursery will enable provision of 1140 hours to be delivered in August 2019 ahead of the Scottish Government implementation date in 2020.

4.3. The shared campus will include meeting rooms, a library, IT facilities and sports facilities which will be available for community use.

4.4. Following an initial topographical survey an abnormally large amount of excavation and disposal was identified on the grassy area to the north of the existing school. This would have taken costs above the agreed budget so the proposal is that the building should be located on the flatter part of the site as shown in the image contained in Appendix 2.

4.5. The development of the campus will involve decanting seven classrooms and ancillary spaces from the east wing of the existing Abercromby Primary school

into temporary accommodation. The cost of the temporary accommodation is within overall project costs.

4.6. To allow the advanced works outlined in section 4.4 to progress the capital budget projections for 2017 -2021 need to be realigned to reflect the alteration in cash flow. A site start for construction is targeted for April 2018 and a handover of the new campus in July 2019. A revised cash flow of £1.7M in 2017/2018. £10.7M in 2018/2019, £2.7M in 2019/2020 and £0.22M in 2020/2021 aligns with the current programme. The overall budget allocated for this project remains the same.

4.7. The area formally occupied by flats known as The Orchard allows for a full mobilisation area and construction compound to be created minimising the impact on the constrained school site. This area will be designed as the new access to the campus separating vehicle access for visitors/disabled parking and deliveries from pupil entrances and playground spaces. Further details are illustrated in the attached Appendix 5.

Consultation

4.8. A monthly project working group has been established with representatives from; Roads, IT, Education, Capital Projects Team, Customer Services, Repairs and Maintenance, Development and Environmental and Communications

4.9. A quarterly meeting project stakeholder's group has been established with representatives from; teaching staff, pupils, parents, RC Church, Community Council, Tullibody Action Group, Tullibody History Group, Education and Customer Services dates have been agreed for these meetings to continue throughout the building programme.

4.10. Fortnightly design team meetings are ongoing with Hub.

4.11. As part of the Pre- Planning Application, the views of all stakeholders regarding the design and configuration for this development will be sought. The Proposal of Application Notice (PAN) was lodged on the 17th of July 2017. As part of this process the contractors are consulting with officers in other services, particularly Roads. The full planning application will be submitted later in the year and will be considered by the Council's Planning Committee. If planning permission is granted then it is intended that work on site will commence in April 2018 and that the school will be ready to be occupied in August 2019. In order to give the local community an opportunity to view the plans and find out more about the traffic management plans and the school travel plan there will be an information evening in Abercromby Primary School on 14th of September 2017.

4.12. Housing colleagues consult regularly with the Tullibody Residents Association.

5.0 Sustainability Implications

5.1. It is expected that the new campus will be more energy efficient than the buildings it replaces and that there will therefore be a significant reduction in CO2 emissions.

5.2. Targets for carbon reduction will contribute to the overall Council Carbon Management Plan targets. Recommendations from Resource Efficient Scotland will be incorporated in the output specifications for the project.

6.0 Resource Implications

6.1. The indicative costs including the temporary teaching accommodation and any potential road works remain within the £15.3 million budget.

6.2. As no decision has been made as to the future of the existing St Bernadette's Primary School site, the figures outlined above do not include any potential capital receipts.

In terms of affordability, the revised Capital Programme (factoring in other carry forwards projected this year) is still within our limits on a cumulative basis, however, 2019/20 shows an increase in the debt mainly due to the grant income now being received in 17/18 instead of 19/20.

Finance has been consulted and have agreed the financial implications as set out in the report. Yes √

7.0 Exempt Reports

7.1. Is this report exempt? No√

8.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities** (Please double click on the check box ☑)

The area has a positive image and attracts people and businesses	√
Our communities are more cohesive and inclusive	√
People are better skilled, trained and ready for learning and employment	√
Vulnerable people and families are supported	√
Health is improving and health inequalities are reducing	√
The environment is protected and enhanced for all	√
The Council is effective, efficient and recognised for excellence	√

(2) **Council Policies** (Please detail)

Making Clackmannanshire Better

9.0 Equalities Impact

9.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?
Yes √

10.0 Legality

10.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes √

11.0 Appendices

11.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

Appendix 1 – Indicative Programme

Appendix 2 - Proposed Site

Appendix 3 - Accommodation Schedule

Appendix 4 - Proposed floorplans

Appendix 5 - Temporary Accommodation and Construction Compound

12.0 Background Papers

12.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)
Yes √ (please list the documents below)

Report to Council March 5th 2015 - "Abercromby Primary School Development – Option Appraisal"

Report to Education Sport and Leisure Committee 10th September 2015 - "Consultation Process for Tullibody South Proposal"

Report to Council 11th August 2016 - "Outcome of Consultation on Tullibody South Campus Development"

Report to Council 12th January 2017 - "Update of Tullibody South Campus Development"

Local Government Scotland Act 1973 – Section 74

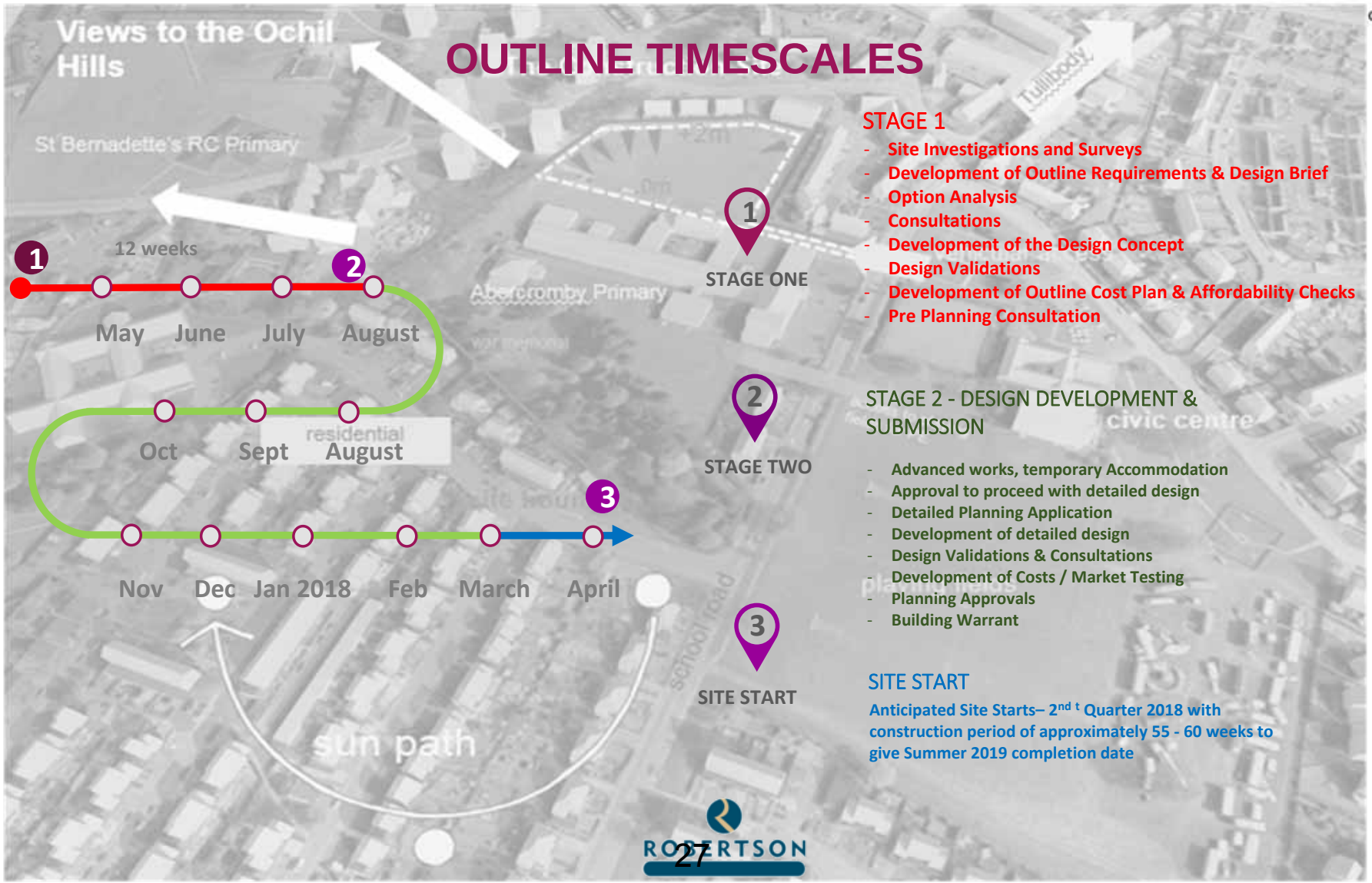
Disposal of Land by Local Authorities (Scotland) Regulations 2010

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Eileen Turnbull	Service Manager	01259 452460

Approved by

NAME	DESIGNATION	SIGNATURE
Anne Pearson	Chief Education Officer	Signed: A Pearson
Elaine McPherson	Chief Executive	Signed: E McPherson



OUTLINE TIMESCALES

STAGE 1

- Site Investigations and Surveys
- Development of Outline Requirements & Design Brief
- Option Analysis
- Consultations
- Development of the Design Concept
- Design Validations
- Development of Outline Cost Plan & Affordability Checks
- Pre Planning Consultation

STAGE 2 - DESIGN DEVELOPMENT & SUBMISSION

- Advanced works, temporary Accommodation
- Approval to proceed with detailed design
- Detailed Planning Application
- Development of detailed design
- Design Validations & Consultations
- Development of Costs / Market Testing
- Planning Approvals
- Building Warrant

SITE START

Anticipated Site Starts– 2nd t Quarter 2018 with construction period of approximately 55 - 60 weeks to give Summer 2019 completion date

N

0 5m 20m 30m

Ex. NURSERY SDM RETAINED.

NEW NURSERY GARDEN

NURSERY PLAY

SCHOOL GARDEN AREA

SOFT PLAY GRASS GAMES AREA

PLAYGROUND

MUGA

HARD GAMES AREA (REQUIREMENT TBC)

MUGA

STAFF ACCESS

TANK & PUMP HSE

NEW ACCESS

SERVICE/DELIVERIES

BINS

SUMMER

SUMMER

BD

BD

NURSERY

MAIN

PUPIL ACCESS

AMPHITHEATRE

CYCLES

NATURAL HABITAT / WOODLAND AREA

Ex. TRIM TRAIL KIT RE-USED

SCHOOL ROAD

STAFF CAR PARK 30 SPACES

IN

OUT

PUPIL ACCESS

TULLIBODY PRIMARY SCHOOL
SITE LAYOUT SKETCH
1443 SK03
1:1000 @ A3 03.08.17

Appendix 3 Accommodation Schedule

Proposed Abercromby Primary School Accommodation

Pupil Roll 440

Room Number	Room Name	Number of rooms	Room Area	Total Area
			Apr-17	
	Teaching Areas			
1	Classrooms (58m2)	16	58	928
2	Flexible Learning Zones (10m2/ classroom)	16	10	160
3	General Resource Stores (2m2/classroom)	16	2	32
30	Nurture Room	1	30	30
33	Safe Space	1	8	8
	Department Total Area (m2)			**1158**
	Other Areas			
4	Head Teacher Office	1	15	15
5	Depute Head Teacher	2	8	16
6	Central Resource Room	1	40	40
37	Staff Workbase	1	70	70
	Department Total Area (m2)			**141**
	Toilets/cloaks/ancillary spaces			
7	Pupil Cloakrooms	16	10	160
8	External storage	2	10	20
9	Pupil Toilets (Unisex)	26	3	78
10	Disabled Toilets	4	4	16
	Department Total Area (m2)			**274**
	Total Net Area (m2)			**1573**

Proposed St Bernadettes Primary School Accommodation

Pupil Roll 120

Room Number	Room Name	Number of rooms	Room Area	Total Area
	Teaching Areas			
1	Classrooms (58m2)	6	58	348
2	Flexible Learning Zones (10m2/ classroom)	6	10	60
3	General Resource Stores (2m2/classroom)	6	2	12
30	Nurture Room	1	30	30
33	Safe Space	1	8	8
	Department Total Area (m2)			**458**
	Other Areas			
4	Head Teacher Office	1	15	15
37	Staff Workbase	1	20	20
6	Central Resource Room	1	20	20
	Department Total Area (m2)			**55**
	Toilets/cloaks/ancillary spaces			
7	Pupil Cloakrooms	6	10	60
8	External storage	1	10	10
9	Pupil Toilets (Unisex)	10	3	30
10	Disabled Toilets	2	4	8
	Department Total Area (m2)			**108**
	Total Net Area (m2)			**621**

Proposed Nursery Accommodation

Pupil Roll 140

Room Number	Room Name	Number of rooms	Room Area	Total Area
	Teaching Areas			
11	Reception/Admin Office	1	15	15
12	Baby Room 0-2 (3.7m2/ pupil) 10 pupils	1	37	37
13	Nursery Playroom 2-3 (2.8m2/ pupil) 30 pupils	1	84	84
14	Nursery Playroom 3-5 (2.3m2/ pupil) 100 pupils	1	230	230
15	Internal Storage	3	10	30
16	External Play Storage	2	8	16
17	Kitchen/ Food Prep	1	15	15
18	Nappy Change area	2	4	8
19	Potty Wash Area	1	4	4
	Department Total Area (m2)			**439**
	Staff/Admin Areas			
20	Manager's Office	2	12	24
21	Staff Base/ Meeting space	1	30	30
	Department Total Area (m2)			**54**
	Toilets/cloaks/ancillary spaces			
22	Children's Toilets	14	2.5	35
23	Cloaks/ Pram Store	2	20	40
24	Cloakroom to external	1	50	50
25	Laundry	1	7	7
26	Drying room	1	8	8
27	Staff Toilets (Unisex)	3	2.5	7.5
10	Disabled/Visitor WC	1	4	4
29	Accessible Toilet/ Hygiene	1	8	8
	Department Total Area (m2)			**160**
	Total Net Area (m2)			**653**

Proposed Shared School Accommodation

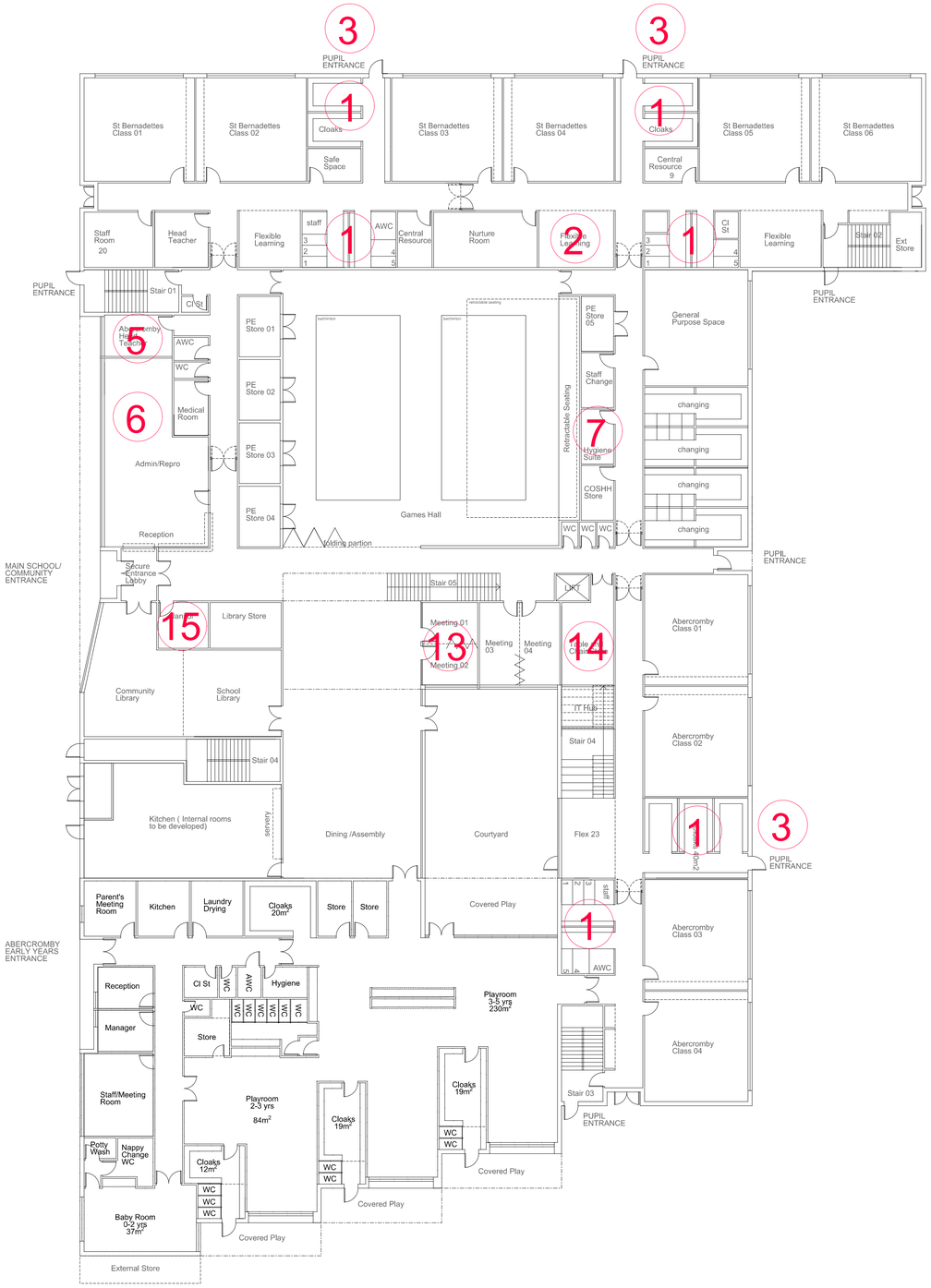
Room Number	Room Name	Number of rooms	Room Area	Total Area
	Flexible Teaching Areas			
31	General Purpose Room	1	60	60
32	General Purpose Room	1	45	45
32	General Purpose Room	3	15	45
	Department Total Area (m2)			**150**
	Other Shared Areas			
34	Reception Desk	1	25	25
35	Admin Office	1	45	45
36	Reprographics	1	15	15
	Department Total Area (m2)			**85**
	Toilets/cloaks/ancillary spaces			
27	Staff Toilets (Unisex)	4	2.5	10
10	Staff Disabled Toilet	1	4	4
	Department Total Area (m2)			**14**
	Total Net Area (m2)			**249**

Proposed Shared Community Accommodation

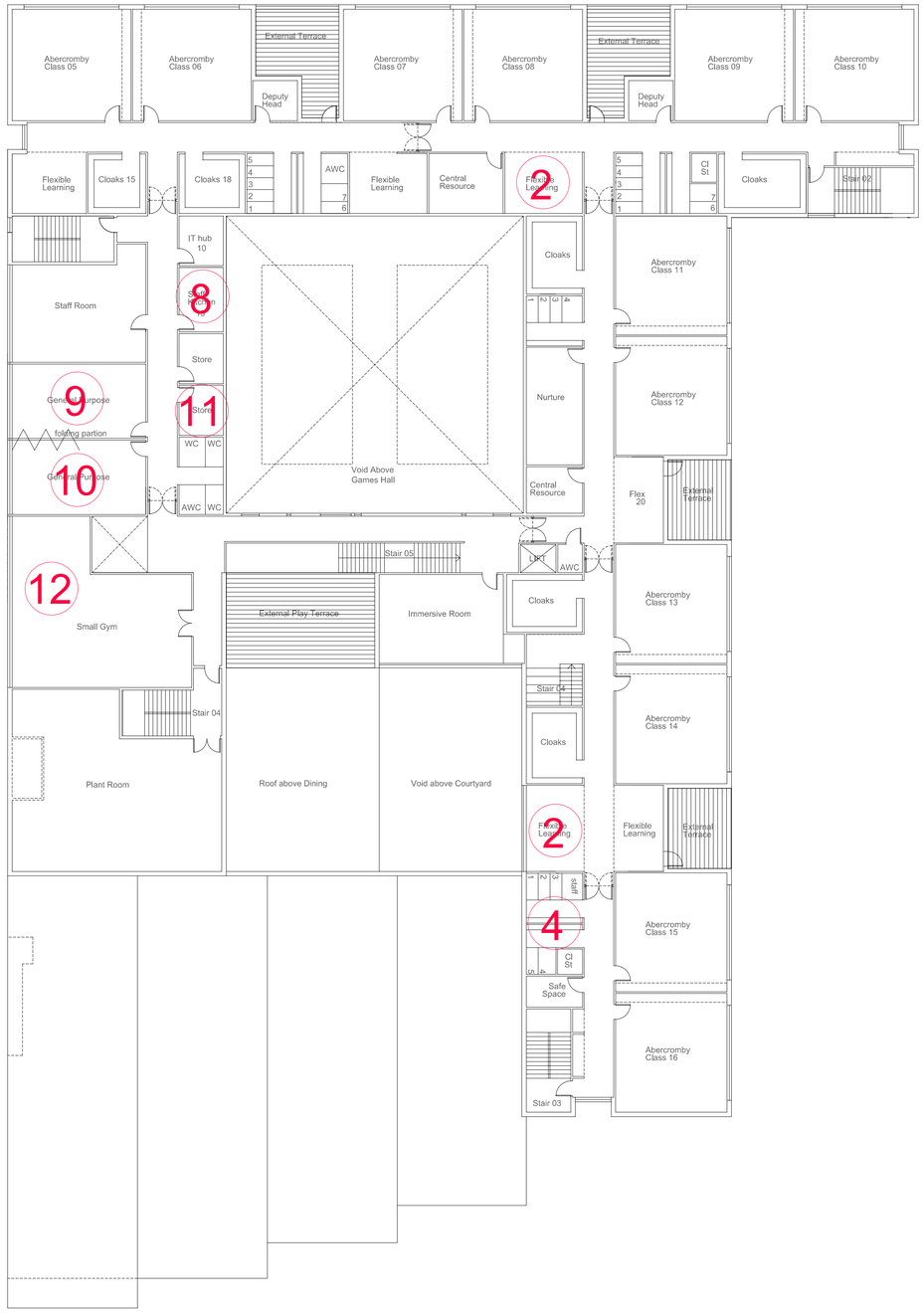
Room Number	Room Name	Number of rooms	Room Area	Total Area
	Shared spaces			
34	Community Reception Desk	1	5	5
38	Library/ Learning Resource	1	100	100
39	Library Store	1	20	20
40	Games Hall - 2 badminton court	1	400	400
41	Games Hall/ Sports Stores	3	varies	73
45	Small Gymnasium	1	115	115
46	Dining and Assembly	1	200	200
44	Bleacher Seating	1	25	25
45	Table/ Chair Storage	1	20	20
46	Stores	2	10	20
47	Janitor/ FM	1	12	12
48	Immersive room	1	50	50
49	Medical Room/First Aid	1	10	10
50	Meeting Rooms large	2	18	36
51	Meeting Rooms small	2	12	24
52	Kitchen	1	82	82
53	Catering Office	1	4	4
54	Cold Room	1	4	4
55	Dry Store	1	4	4
56	Staff Change/WC	1	6	6
	Department Floor Area (m2)			**1210**
	Toilets/cloaks/ancillary spaces			
57	Changing Rooms	4	25	100
58	Staff Changing	1	10	10
28	Adult WCs (Unisex)	9	2.5	22.5
10	Disabled WC	1	4	4
60	Hygiene Suite	1	10	10
59	IT/ Comms Room	1	20	20
61	Cleaner's Stores	6	3	18
62	COSHH Store	1	10	10
	Total Area (m2)			**194.5**
	Total Net Area (m2)			**1404.5**

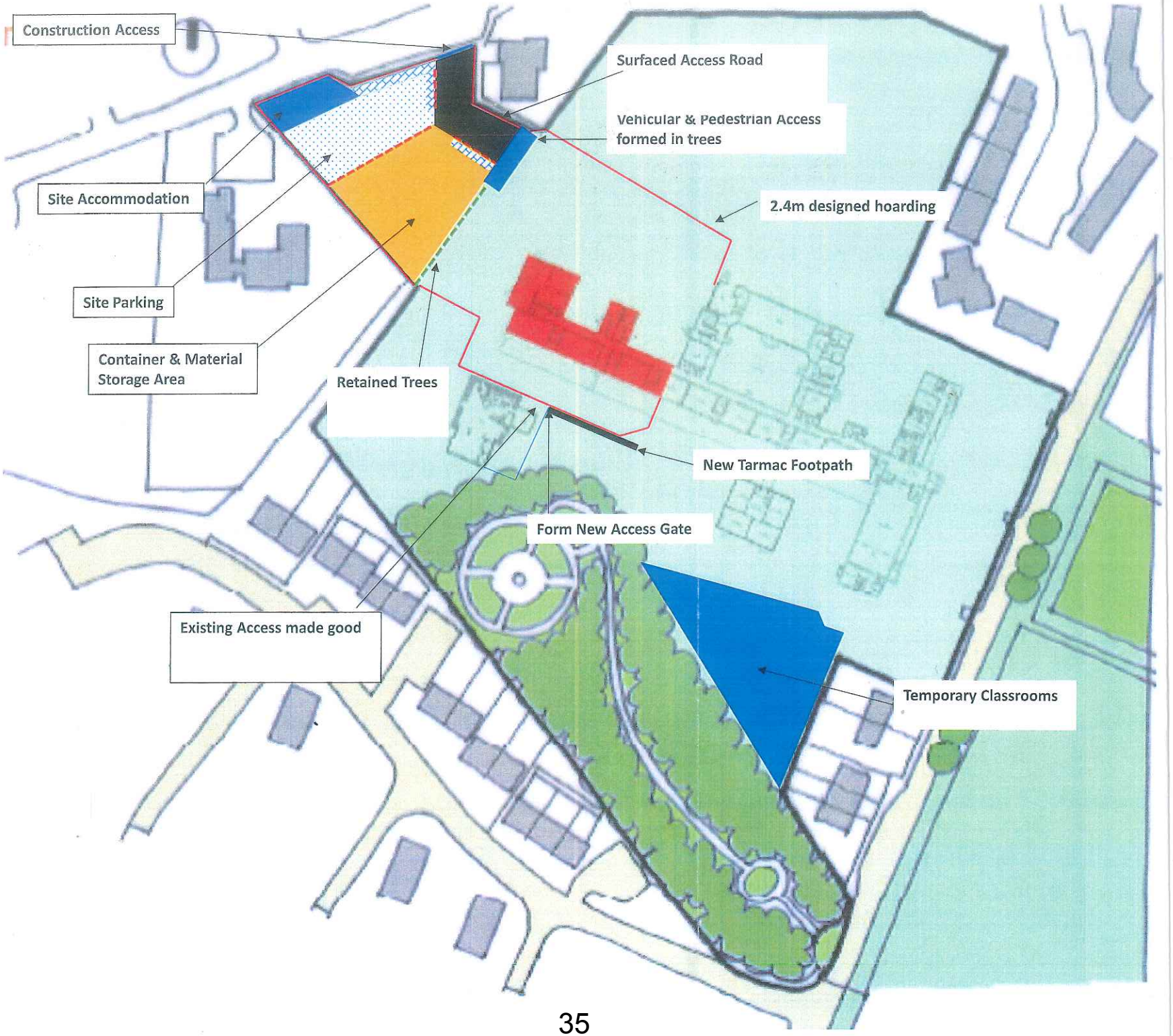
Proposed Abercromby Primary School Accommodation Summary				
	Total Net Area (m2)			**1573.0**
Proposed St Bernadettes Primary School Accommodation Summary				
	Total Net Area (m2)			**621.0**
Proposed Nursery Accommodation Summary				
	Total Net Area (m2)			**652.5**
Shared School Spaces				
	Total Net Area (m2)			**249.0**
Shared Community Spaces				
	Total Net Area (m2)			**1404.5**
	Total Net Area (m2)			**4500.0**
	Circulation (% of net)	15	15	**675.0**
	Plant (% of net)	5		**200**
	Internal Walls (% of net)	5	5	**225.0**
	Gross Internal Floor Area (m2)			**5600.0**

GROUND FLOOR PLAN 14.08.2017



FIRST FLOOR PLAN 14.08.2017




Construction Access
Surfaced Access Road
Vehicular & Pedestrian Access formed in trees
Site Accommodation
2.4m designed hoarding
Site Parking
Container & Material Storage Area
Retained Trees
New Tarmac Footpath
Form New Access Gate
Existing Access made good
Temporary Classrooms