

REPORT TO: EDUCATION COMMITTEE - 23 JUNE 2008
REPORT ON: REPLACEMENT OF KINGSPARK SCHOOL
REPORT BY: DIRECTOR OF EDUCATION
REPORT NO: 322 - 2008

1.0 PURPOSE OF REPORT

1.1 This report provides an update on progress in relation to the replacement of Kingspark School.

2.0 RECOMMENDATIONS

2.1 It is recommended that the Committee:

- (i) approve the level of accommodation to be provided in the replacement Kingspark School;
- (ii) note the estimated total capital cost of £15m for the replacement Kingspark School;
- (iii) note NHS Tayside's and Angus Council's involvement in the project and their agreement to contribute towards the capital cost of the replacement Kingspark School;
- (iv) note that the Planning Application for the replacement Kingspark School is currently being finalised; and
- (v) confirm that the work on identifying the Council's preferred partnering contractor should proceed as outlined with a tender report being submitted to the Committee for approval before the selected contractor is formally appointed.

3.0 FINANCIAL IMPLICATIONS

3.1 A provision of £15m is contained within the Capital Plan for 2008 - 2011 to cover the total cost of replacing Kingspark School. The Capital Plan also includes allowances for contributions towards the project from NHS Tayside and Angus Council of £1.8m and £1.2m respectively.

4.0 MAIN TEXT

Introduction

- 4.1.1 At its meeting of 10 December 2007 the Education Committee approved the report "Replacement of Kingspark Special School - Update" and agreed (inter alia) to the new school providing accommodation for 125 pupils and to the Director of Education carrying out the statutory consultation procedures in terms of the Education (Publication and Consultation etc) (Scotland) Regulations 1981 in respect of the proposal to build the replacement Kingspark School on Balfield playing fields (Report No 625-2007 refers).
- 4.1.2 Subsequently, at its meeting of 10 March 2008 the Education Committee approved the proposal to build the replacement Kingspark School on Balfield playing fields following its consideration of the representations made during the formal consultation exercise (Report No 152-2008 refers).

Accommodation

- 4.2.1 The replacement Kingspark School will provide bespoke accommodation for the current population of pupils who have multiple learning difficulties, including communication and language difficulties, physical disabilities, sensory impairments and complex neurological conditions, but as far as possible the design will also incorporate flexibility to meet changes in demand in the future.
- 4.2.2 The accommodation schedule for the new school has been developed with input from a wide range of officers from within the Council and NHS Tayside. There will be 22 classrooms in 3 main teaching areas (primary/secondary/autistic) as well as 6 practical classrooms for music, art and home economics to be shared by all pupils. The new school will have an assembly hall and a gym hall, as well as swimming and therapy pools. A separate suite will house health accommodation including provision for physiotherapy, speech therapy, occupational therapy, dental treatment and nursing services. The total floor area of the building will be approximately 6500m². The Accommodation Schedule is attached at Appendix 1.

Planning

- 4.3 The Planning Application for the replacement Kingspark School is currently being finalised. It is anticipated that the Planning Application will be considered by the Development Quality Committee at its meeting on 18 August 2008.

Estimated Capital Cost

- 4.4 The estimated total cost of the project is £15m inclusive of professional fees assuming a start on site in late 2008. No allowance has been made for demolition or other work at the existing Kingspark site or removal expenses. Energy savings measures which are still being considered as part of the design process are not included in the estimated total cost and would be dependent on grants or additional funding being available.

NHS Tayside

- 4.5.1 As many of the pupils at the existing Kingspark School have ongoing nursing, medical and therapy needs, NHS Tayside staff are based in the school and provide a range of services on site. This "single door" model of health care will be continued in the replacement Kingspark School with a separate suite housing the dedicated accommodation required by NHS Tayside.
- 4.5.2 The Strategic Policy and Resources Committee of NHS Tayside at its meeting of 8 May 2008 agreed to contribute up to £1.8m towards the capital cost of the dedicated health accommodation and areas whose use is shared.

Angus Council

- 4.6.1 Of the 125 pupil places identified as being required in the replacement Kingspark School, 10 places were for pupils from Angus with primarily complex and profound needs (since Angus Council intend to make their own provision for pupils at the more severe end of the autistic spectrum).
- 4.6.2 Accordingly, the Education Committee of Angus Council at its meeting of 5 June 2008 agreed to contribute up to £1.2m towards 10/125 of the net capital cost of the replacement Kingspark School, i.e. after the NHS Tayside contribution is deducted from the total capital cost, on the basis that in any given year the number of Angus pupils can be between 8 and 12.
- 4.6.3 Angus Council will also meet their share of the annual staffing and running costs of the new school with their minimum contribution in each year being based on 8 pupils. The agreement between Dundee City Council and Angus Council will continue for 30 years from the date of opening of the new school but will be reviewable at 5 yearly intervals or at any time

educational or legislative circumstances change. This agreement will be the subject of a separate report to Committee in due course.

Selection of Contractor

- 4.7.1 The project was advertised in the OJEU in accordance with European procurement procedures seeking contractors for the project to be executed on a partnering basis. Contractors who expressed an interest were sent questionnaires which were subsequently evaluated, with the seven contractors who met the quality and financial thresholds progressing to the next stage.
- 4.7.2 Further project specific questionnaires will be issued to the seven contractors, together with the preliminaries section of the tender documents for pricing to introduce an element of financial competition into the selection process. Once submitted, this information will be evaluated and scored in accordance with the Council's Partnering Guidelines and a preferred contractor selected. That contractor will then work at risk with the Project Team to establish an agreed maximum price for the construction works. A tender report will be submitted to this Committee for approval before the contractor is formally appointed.

Procurement Programme

- 4.8 Design work and preparation of tender documentation has commenced. Selection of the preferred contractor is anticipated in July 2008 with a tender report programmed to go to the 27 October 2008 Education Committee meeting with a start on site planned for November 2008, subject to planning permission being in place at that time.

Conclusion

- 4.9 In general, the project is proceeding to programme with a view to works starting on site in November 2008 and the school being operational from August 2010. There is some risk of slippage in the programme resulting from delays in the planning process, although it is anticipated that the goal of the new school being operational in August 2010 should still be achievable.

5.0 POLICY IMPLICATIONS

- 5.1 This report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Equality Impact Assessment and Risk Management.
- 5.2 There are no major issues.

6.0 CONSULTATIONS

- 6.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance) and Head of Finance were consulted in the preparation of this report.

7.0 BACKGROUND PAPERS

- 7.1 None

KINGSPARK SCHOOL ACCOMMODATION SCHEDULE

Room Data Sheet Page No	<u>Unit of Accommodation</u>
ADMIN	
1	Waiting Area
2	Admin Office
3	Head Teacher
4	Depute Head Teacher 1
5	Depute Head Teacher 2
6	Depute Head Teacher 3
GENERAL	
7	Assembly Hall
8	Chair Store
9	Main Store
10	Staff Lounge
11	Staff Kitchen
12	Staff Toilets Male
13	Staff Toilets Female
14	Conference Room
15	Meeting Room
16	Public Toilet
17	Disabled toilet with changing
18	Soft Play Room
19	First Aid Room
20	Technicians Workshop
21	Wheelchair Charging Area
22	Bike Store
23	Janitor
25	External group storage 1
26	White Room/Black Room
27	Combined staff resource base & Library
SECONDARY	
28	Classroom S1, storage area and disabled toilet
29	Classroom S2, storage area and disabled toilet
30	Classroom S3, storage area and disabled toilet
31	Classroom S4, storage area and disabled toilet
32	Classroom S5, storage area and disabled toilet
33	Classroom S6, storage area and disabled toilet
34	Classroom S7, storage area and disabled toilet
35	Classroom S8, storage area and disabled toilet
36	Resources (General Equipment)
37	Disabled Toilet
38	Dining Area/Multi Function Space/Snack
39	Cleaners Store
PRIMARY	
40	Classroom P1, storage area and disabled toilet
41	Classroom P2, storage area and disabled toilet
42	Classroom P3, storage area and disabled toilet
43	Classroom P4, storage area and disabled toilet
44	Resources (General Equipment)
45	Disabled Toilet
46	Principal Teachers (4nos.)
47	Dining Area/Multi Function Space/Snack
48	Cleaners Store

Room **Unit of Accommodation**
Data
Sheet
Page
No

ESA

49 Classroom E1
50 Classroom E2
51 Classroom E3
52 Classroom E4
53 Classroom E5
54 Classroom E6
55 Classroom E7
56 Classroom E8
57 Classroom E9
58 Classroom E10
59 Girls Toilets (ambulant assisted)
60 Boys Toilets (ambulant assisted)
61 Dining/Multi-Purpose/Snack
62 Staff Toilet (Male)
63 Staff Toilet (Female)
64 Cleaners Store
65 Resources, General Equipment

P&A

66 Music Room 1
67 Music Room 2
68 Music Store
69 Art Room 1
70 Art Room 2
71 Art Store
73 Unisex Toilet (Ambulant assisted)
75 Home Economics
76 Home Economics Flat and Kitchen Area
77 Store
79 Disabled Toilet

PE

80 Gym Hall
81 Gym Store
82 Boys Changing (Dry)
83 Girls Changing (Dry)
83-1 General Plinth Area
84 Male Staff Changing + Staff Showers (Dry)
85 Females Staff Changing + Staff Showers (Dry)
86 Main Swimming Pool
87 Therapy Pool
87-1 Therapy Changing, including shower & toilet. Pupil
88 Pool Plant Room
89 Pool Assistant Office
90 Pool Store
91 Boys Changing (Wet)
92 Girls Changing (Wet)

Room **Unit of Accommodation**
Data
Sheet
Page
No

HEALTH

93 Physiotherapy Gym (Treatment Room)
94 Orthotics & Wheelchairs - Plaster Room
95 General Health Board Store
96 Speech Therapist Treatment Room
97 Dentist Treatment Room
97-1 Dentist Treatment Room Store/Plant Room
98 Locker Room
99 Occupational Therapist Large Treatment room
100 Head Physio Office
101 Nurses Recovery Room + toilet
102 Consulting Room No.1
103 Consulting Room No.2
104 Consulting Room No.3
105 Occupational Therapy Office
106 Physiotherapy Office
107 Speech Therapy Office
108 Therapy Room
109 Nurses Office
110 Reception/Admin Office

KITCHEN

111 School Kitchen
112 Store
113 Dishwashers
114 Heated trolleys
115 Supervisors Office
116 Kitchen Staff Room
117 Toilet
118 Bins

SERVICES AREAS

119 Switch Room
120 Boiler Room
121 Substation
122 IT Server Room
123 IT Patch Panel Area No.1 & Area No.2

LAUNDRY

124 Laundry

CIRCULATION

125 Circulation 2.2m wide corridors

EXTERNAL

Site perimeter fence
Combined Primary & Secondary General Play Area
ESA Play Area
Level grassed area
Bike Track Area
Staff car parking
Bus parking area
Bus set-down area
Roads etc
Goods/kitchen delivery area