



# **Park Primary School**

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## **Stakeholder Group Meeting No. 1**

### **Project Update**

**16<sup>th</sup> November 2021**

**Robert Campbell, Estate Strategy Manager**  
**Dorothy Gibb, Principal Estates Officer**



# Works at Invergordon Academy

- Internal alterations to main building complete and 5 modular units now operational. Snagging issues being addressed.
- Catering unit awaiting sign-off from Building Control; staff training to follow but aiming to be operational w/c 6<sup>th</sup> December.

# Background

- The Council agreed in June 2021 that a new school for Park would be one of 5 school priorities for capital investment.
- A subsequent report to the Council meeting in September confirmed a budget of £13M for the project with a completion date of August 2024.
- The Scottish Government's new Learning Estate Investment Programme (LEIP) requires all new buildings included in the programme to meet a number of outcomes, such as much improved energy performance.
- Although only the new Tain 3-18 Campus, Broadford Primary and Nairn Academy are included in the LEIP, the aim is to ensure that all new school buildings will deliver these outcomes.

## Current Position

- Robertson Construction have been appointed as design and build contractor for this project, along with 3 other new primary schools at Beauly, Broadford and Dunvegan.
- This will allow early engagement with the contractor's supply chain, how best to achieve the required outcomes, consider measures to mitigate the impact of market cost pressures, and to provide more cost and programme certainty.
- The fire-damaged main building and the nursery block are to be demolished.
- The games hall building will be retained meantime as items are being stored there. However, this building and/or the Anderson Centre could be used as site accommodation during the construction period.

## Demolition - Justification

- The damage to the main building would mean significant investment would be required to reinstate and upgrade it, which does not represent best value in the long term.
- The limitations of the internal layout of the main building would result in a facility that was less suitable than a completely new build in terms of providing a learning environment that fully meets the needs of all learners and users, and in relation to meeting the key principles of the Scottish Government's Learning Estate Strategy.
- The location of the building on the site, and the impact on the remaining site area available, would adversely affect the design and layout of the new school.
- While we have taken precautions to limit the chance of a further arson attempt, this cannot be guaranteed.

# Key Stages and Indicative Milestones

## Stage 1: Preparation and Briefing

- **Main Activities:** Design Masterplan; Site Surveys; Procurement Strategy; Initial Planning Advice
- **Key Outcome:** Confirm Scope, Budget and Programme
- **Completion:** **Overlap with Stage 2**

## Stage 2: Concept Design

- **Main Activities:** Develop Design and Specification; Obtain Pre-Application Planning Advice
- **Key Outcomes:** Submit Proposal of Application Notice (minimum of 12 weeks prior to Planning Application)
- **Completion:** **End March 2022**

## Stage 3: Spatial Coordination

- **Main Activities:** Develop Detailed Design and Specification; Public Event(s) for Comment on Proposals
- **Key Outcomes:** Prepare and Submit Planning Application
- **Completion:** **End August 2022**

# Key Stages and Milestones

## Stage 4: Technical Design

- **Main Activities:** Complete Technical Design; Market Testing of Work Packages
- **Key Outcomes:** Approval of Planning Application; Financial Close with Contractor
- **Completion:** End March 2023

## Stage 5: Construction Phase

- **Start on Site:** April 2023
- **Completion:** June 2024 (15 Months)

## Next Steps

- Major Pre-Application meeting to be arranged.
- Complete annual review of school roll forecasts.
- Consider inclusion of other facilities or services.
- Review further improvements required at Invergordon Academy.
- Continue engagement with group of Primary Head Teachers on design approach.
- Arrange workshops with school(s) – e.g. Carbon Conscious, Learning Through Landscapes.
- Separate briefing session for Park school staff.