

Education, Children and Families Committee

10am, Tuesday, 6 October 2015

Duncan Place/Leith Primary School

Item number	7.13
Report number	
Executive/routine	Executive
Wards	Leith

Executive summary

On 9 December 2014 Committee approved the immediate demolition of the existing Duncan Place building and asked that further work be undertaken on the scoping of options to provide long term accommodation, the outcome of which was to be reported to Committee in Spring 2015.

An application to demolish the building was submitted however Planning advised they did not consider that the proposed demolition would meet the relevant tests therefore it is not possible to demolish the entire building as had been proposed.

The purpose of this report is to provide an update regarding the work which has been undertaken to consider a range of alternative options to provide long term accommodation and to recommend a way forward. The report also provides an update regarding the interim re-provision measures and the stopping up of St Andrew Place.

Links

Coalition pledges	P3 and P4
Council outcomes	CO1 , CO2 , CO19 and CO25
Single Outcome Agreement	SO3 and SO4

Duncan Place/Leith Primary School

Recommendations

- 1.1 Note that it is not possible to progress with the demolition of the existing entire Duncan Place building as had been previously approved.
- 1.2 Approve the recommended way forward to provide replacement accommodation as set out in paragraph 3.17 of this report.
- 1.3 Request that a further report is provided to a future Committee meeting on the outcome of the discussions with the local community regarding the possibility of community asset transfer of the part of the existing Duncan Place building which would remain.

Background

- 2.1 The Duncan Place building houses a community centre and the gym hall and nursery accommodation for Leith Primary School, sharing a site with the primary school. The building was constructed in the 1930s as a technical block and has previously been used as Leith Academy accommodation. The building was converted to accommodate a community centre some thirty years ago, alongside providing some of the facilities for the adjacent primary school.
- 2.2 Following a succession of issues which emerged regarding its condition, the Duncan Place building was closed in September 2014 to allow intrusive surveys to be conducted. Users of the building (community centre, nursery and school gym hall) were relocated to alternative locations to allow the continued delivery of these services in the area. Condition surveys were concluded with significant issues being identified with the building fabric.
- 2.3 A previous report to Committee on [9 December 2014](#) advised that, as a result of the further survey work undertaken on the fabric of the building, it had been estimated that around £3.48m would be required to refurbish the building. Due to concerns over the condition of the existing building, Committee approved that it be demolished and that further work be undertaken on the scoping of options to provide long term accommodation, the outcome of which was to be reported to Committee in Spring 2015.
- 2.4 The report advised that interim nursery provision would be made through the delivery of a temporary unit within the school playground; alternative gym facilities would be provided in a local church hall and community users would be relocated throughout the Leith area.

- 2.5 The original report to the Education, Children and Families Committee was referred to the Governance, Risk and Best Value Committee on [18 December 2014](#). That Committee requested that officers carry out an investigation into how the building condition was allowed to deteriorate to such an extent that it was considered unsafe, and asked that a report on the outcome of such investigation be reported to Governance, Risk and Best Value Committee in two cycles, this report to include reference to the longer term history of the maintenance of the premises and related Council decisions taken over the last 15 years, at least. This request was addressed in a subsequent report to the Governance, Risk and Best Value Committee on [5 March 2015](#).
- 2.6 The purpose of this report is to provide an update regarding the work which has been undertaken to consider a range of alternative options to provide long term accommodation and to recommend a way forward. The report also provides an update regarding the interim re-provision measures and the stopping up of St Andrew Place.

Main report

Demolition of Existing Building

- 3.1 In accordance with the approach approved by Committee an application was submitted on 11 February 2015 regarding the proposed demolition of the existing Duncan Place building. As the building is considered listed by virtue of its location within the curtilage of a listed building (Leith Primary School), any proposal for the demolition of the building requires listed building consent. The Scottish Historic Environment Policy 2011 (SHEP) requires that a planning authority should only approve any such application if it is satisfied that:
- (i) the building is not of special interest;
 - (ii) the building cannot be repaired;
 - (iii) demolishing the building is essential to delivering significant benefits to economic growth or the wider community; or
 - (iv) it is not economically possible to repair the building and it has been marketed as a property suitable for restoration at a price that reflects its location and condition for a reasonable period.
- 3.2 Planning advised they did not consider that the proposed demolition would meet any of the first three SHEP tests and that, in order to meet the SHEP test associated with listed building consent, the Council would have to evidence option (iv) above. However this would involve marketing the site and, as at least part of the site requires to be retained for Council use for replacement accommodation, this would not be possible.
- 3.3 In December 2014 the main driver for proposing to demolish the building was concerns over the risks with its condition with the potential for further deterioration over the winter months. However, building condition is not a

material planning consideration in this instance and, as a consequence of the above, it is not possible to progress with the demolition of the entire existing Duncan Place building as had been previously approved and the application to do so has been withdrawn.

- 3.4 There is also an unused large chimney on the neighbouring school site, formerly serving both the school and Duncan Place, which will be demolished. However, the associated infilling of an underground chamber is proving more problematic than initially envisaged. The solution has now been fully developed but requires to be re-tendered. In order to commence the works during a school holiday period it is likely to be during the February and/or Easter break 2016 when the works commence. Enabling works for the demolition may take place in the October or Christmas break.

Long Term Accommodation Options

- 3.5 Following the Committee meeting in December 2014 a working group was established involving representatives of all key stakeholders affected by the closure of the Duncan Place building including school management, the school parent council, the Duncan Place Resource Centre Management Committee and officers from Children and Families and Services for Communities.
- 3.6 This group met three times with one of the key tasks being to determine the scope of what replacement nursery, gym and community accommodation should be provided in the future. As a result of the consultation undertaken a schedule of replacement accommodation was identified which is detailed in Appendix 1. The size of spaces required for the nursery and gym are well understood and are based on other projects however, other than the four multi-function rooms specified, the remainder of the suggested community space was an estimate.
- 3.7 This schedule of accommodation was agreed by the working group and has been used to determine the scope for the feasibility study. However it should be noted that it was subsequently rejected by the full Duncan Place Resource Centre Management Committee which was of the opinion that a wider, independent study of need in the area was required. Officers from Children and Families are of the opinion that the accommodation would represent the most appropriate replacement gym, nursery and community centre space.
- 3.8 The Buildings Programme Team in Corporate Property was commissioned to undertake a feasibility study to consider nine alternative options to a full demolition of Duncan Place.
- 3.9 Planning suggested that demolition of part of the building to the rear might be considered acceptable. This would allow part, or all, of the replacement space to be delivered through new build on the cleared area created and a number of options were considered which adopted this approach. Any such proposal would require listed building consent for alterations to a listed building but the SHEP test would not apply.

- 3.10 The feasibility study has now been completed, this providing full information regarding each option including detailed drawings, costs, timescales and an assessment of the pros and cons. The key elements of each option are summarised in Appendix 2 with the body of the full report being attached at Appendix 3; the appendices to the report are lengthy and, with the exception of 7.1 and 7.2, have therefore not been included but can be provided on request.
- 3.11 In terms of scope the key differentiating factor between the options is how community space would be either included, or the opportunity provided for, and there are five different scenarios which are illustrated in Appendix 2. Under each scenario the replacement gym and nursery accommodation would be provided to the rear of the existing building either through demolition and new build or by adaptation and refurbishment of the existing building. With the exception of option 1 community space is either included, or the opportunity is provided for it, in the three-storey front part of the existing building which would be retained under all options.
- 3.12 Funding of £4.081m is available for the project comprising the following:

Source of funding	£'000
Balance of funding remaining in the capital investment programme which had been set aside for the provision of a lift, with some of the original funding being applied towards the demolition of the chimney	300
On 13 May 2015 the Finance and Resources Committee approved that any additional funding received from the sale of the existing Boroughmuir High School site (beyond that allocated to the new school) should be prioritised towards the site acquisition for a long term solution to rising rolls in south Edinburgh and the re-provision of facilities at Leith Primary School. Whilst final negotiations are not yet complete, the minimum surplus funding is estimated to be £8m although this could be higher. The cost of acquiring the site in south Edinburgh from Health and Social Care is £6m leaving a balance of £2m to be applied towards the re-provision of facilities at Leith Primary School.	2,000
Corporate Property has agreed that £600,000 can be utilised from the Asset Management Works budget towards the costs of delivering the replacement accommodation; primarily in recognition of the works which will be required to make safe the element of the existing building which will be retained.	600
On 19 May 2015 the Education, Children and Families Committee approved that funding of £1,181,400 be allocated from the Scottish Government early years capital funding to provide the permanent, but expanded, replacement 40:40 nursery with additional provision to cater for two year olds which will be required at Leith Primary School.	1,181
Total Available Funding	4,081

3.13 Option 1 has been discounted due to the unacceptably high planning risk associated with creating a four-storey new build structure. The estimated cost of the other options ranges from £3.369m to £5.316m. The capital funding available is £4.081m. Only two options could be delivered within the funding available:

- (i) Option 4 - £3.369m. This would involve retaining the entire existing building and partially adapting and refurbishing the rear part to provide the gym and nursery. No community space would be provided and the remainder of the building would be made safe and secure for development by others.
- (ii) Option 7 - £4.077m. This would involve the demolition of the rear of the building and the provision of a new build gym and nursery. As with option 4 no community space would be provided and the remainder of the building would be made safe and secure for development by others.

3.14 Option 7 is considered to be preferable to option 4 and is the recommended approach for a number of reasons including:

- Would allow the provision of brand new bespoke school facilities rather than having to adapt an old, existing building and the inevitable constraints which that would entail.
- Would have significantly lower ongoing running costs, particularly energy consumption.
- Would allow a more sustainable building to be delivered as modern, more efficient materials could be used to improve energy efficiency and have a longer life expectancy.
- Would provide a clearer separation between the school facilities and the element of the Duncan Place building which would remain which would assist with any community asset transfer or disposal.
- Would include the provision of a lift in the connecting building to allow accessible access to the retained existing building; this is not a feature reflected in option 4 which includes lift access solely to the school facilities.
- Would remove potential risks associated with adapting (the most significant rear part of) an existing building; there would be greater cost and programme certainty as there generally would be fewer unknowns.

3.15 Neither option 4 or 7 would provide the level of community space identified in Appendix 1 as the remaining part of the Duncan Place building would only be made safe and secure. The two options under scenario 3 would provide the minimum level of community space however the total costs range between £4.244m and £4.816m. In addition to the significant additional financial cost (relative to scenario 2) which would be associated with providing that space, this would still leave the upper two floors of the building for which no long term requirement for any alternative Council use is considered likely.

- 3.16 The remaining part of the Duncan Place building would be best retained as a complete building which would make either community asset transfer or disposal far more straightforward. It is understood that there have been expressions of interest from the local community regarding the possibility of community asset transfer which, if this were to proceed, would potentially allow a community group to access sources of funding for refurbishment/adaptation of the remaining building which are unavailable to the Council.

Recommended Way Forward

- 3.17 The following approach is proposed and recommended:
- (i) Committee approves that option 7 (new build gym and nursery) be progressed at an estimated cost of £4.077m. Detailed design work would be initiated as soon as possible to ensure that the replacement facilities can be provided at the earliest opportunity.
 - (ii) Discussions would be undertaken with the local community regarding the possibility of community asset transfer being progressed relating to the part of the existing Duncan Place building which would remain.
 - (iii) The outcome of these discussions would be reported back to Committee at a later date. Should community asset transfer not be of interest to the local community, or be neither feasible nor possible, consideration would be given to other options for the future use of the building. This would also be reported to Committee together with consideration of how any remaining community activities for which alternative locations had not already been found in the Leith area could be accommodated.

Interim Re-Provision Measures

Nursery

- 3.18 In order to deliver an immediate solution for nursery provision, those with places at Leith Primary School were relocated to Stanwell Nursery School in September 2014. On 9 March 2015 a temporary nursery unit was opened in the Leith Primary School playground and the children who had been relocated to Stanwell nursery returned to this new facility.
- 3.19 Whilst the temporary unit already has an increased capacity of 30:30 places from the previous 20:20; the size of the unit gives the option, subject to Care Commission approval, of further increasing the capacity to 40:40 to address pressure on nursery places in the area should the need arise.

Gym

- 3.20 Provision has been made for PE, assemblies, school events and active school clubs for the children and, since January 2015, Leith Primary School has met the Scottish Government target of delivering two hours of quality PE to all pupils. The temporary lease arrangement with the nearby United Free Church which was established in September 2014 and is being used for indoor PE space for

P2-P7 pupils has now been formally extended over a longer period to ensure continuity of provision. In addition, a disused classroom in the existing school building has been converted into an area for PE; this is being used for multi-sports, street dance, dance and Tai Kwon Do. These activities are set to continue and cover all year stages.

- 3.21 Active Schools provides additional opportunities for pupils to participate in extra-curricular sport and physical activity. Cluster clubs including football, hockey and basketball remain on offer to Leith Primary School pupils at Leith Academy.

Community Use

- 3.22 In the short term the groups/activities that were hosted in Duncan Place Resource Centre were relocated on the initial understanding that they may return within three to six months. This has now changed and all groups will be visited to reassess their current accommodation and ascertain if it meets their needs and identify any adjustments that may be required for a longer stay.

Stopping up of St Andrew Place

- 3.23 On 9 December 2014 Committee noted that discussions were ongoing with regards to “blocking off” St Andrew Place and transferring part of the street to school use and requested that this be raised with Services for Communities and also reported back to the Education, Children and Families Committee.
- 3.24 The extension to the playground is now complete, following the stopping up of St Andrew Place, installing new boundary railings around the entire playground, levelling the surface and providing new access arrangements. A new turning head has been created adjacent to the new playground, however a further Traffic Regulation Order will be necessary to lay yellow lines and road markings, which may take up to nine months to complete. In the interim, white ‘advisory’ lines are being painted to manage traffic movements in the area.

Measures of success

- 4.1 A long term accommodation solution to deliver the functions provided in Duncan Place which is appropriate for the services the Council delivers in this area.

Financial impact

- 5.1 The cost of the feasibility study was £8,250 which has been funded from the Children and Families revenue budget.
- 5.2 The Children and Families Capital Investment Programme includes £387,000 relating to Duncan Place having been intended to provide a lift in the building. The report to Committee on 9 December 2014 proposed that this funding be utilised to meet the costs of demolishing Duncan Place, subject to this being linked to a new build facility on the cleared site.
- 5.3 Whilst that approach is no longer possible, an estimated £87,000 will be required to demolish the chimney stack within the primary school site which will leave a

residual balance of £300,000. It is proposed that this remaining funding be applied towards providing replacement accommodation and combined with other sources of funding which have already been identified for this purpose, the details being provided at paragraph 3.12 above.

- 5.4 This report recommends progressing with option 7 at an estimated cost of £4.077m. The capital funding available is £4.081m, the details of which are provided at paragraph 3.12, resulting in a small surplus of £4,000 which would be retained as additional contingency.

Loans Charges

- 5.5 This report outlines immediate proposed capital expenditure plans of £4.077m. If this expenditure were to be funded fully by borrowing, the overall loan charges associated with this expenditure over a 20 year period would be a principal amount of £4.077m and interest of £2.654m, resulting in a total cost of £6.731m based on a loans fund interest rate of 5.1%. The annual loan charges would be £0.337m.
- 5.6 It should be noted that the Council's Capital Investment Programme is funded through a combination of General Capital Grant from the Scottish Government, developers and third party contributions, capital receipts and borrowing. The borrowing required is carried out in line with the Council's approved Treasury Management Strategy and is provided for on an overall programme basis rather than for individual capital projects. Following instruction from Members, notional loan charge estimates have been provided above, which it should be noted are based on the assumption of borrowing in full for this capital expenditure.
- 5.7 With the exception of £2m which would be funded from part of the proceeds of sale of the existing Boroughmuir High School site; all other sources of funding from which the proposed capital expenditure would be met already form part of the approved capital investment programme. Provision for funding this expenditure will be met from the revenue loans charges budget earmarked to meet the overall capital investment programme borrowing costs.

Risk, policy, compliance and governance impact

- 6.1 The recommendations in this report do not impact on an existing policy of the Council and there are no governance, compliance or regulatory implications that elected members need to take into account when reaching their decision. This report sets out the way forward to address current health and safety issues.
- 6.2 A long term accommodation solution for the delivery of the functions provided in Duncan Place, including statutory functions relating to the school nursery and gym hall provision, is required.
- 6.3 There continue to be condition issues with the Duncan Place building which create health and safety risks and a continued risk of building failure until it is either made safe or (partially) demolished. The Council's insurance underwriters

have expressed significant concern that the building poses a serious threat to health and safety. Whilst they understand that precautions have been, and will continue to be, put in place to minimise the risk of issues arising the risk remains which could result in claims against the Council and its insurance policy.

- 6.4 The Council's liability policy requires that "reasonable steps are taken to minimize risk" for indemnity under the policy to be maintained. The Council has identified a serious issue with the Duncan Place building and understands that it is foreseeable for a serious accident to occur; and as time passes the risk is only going to increase. The underwriters have advised that, if cover for events related to these premises is to continue, they require assurance that urgent steps are being taken to remove the risk posed by these premises as soon as practical.

Equalities impact

- 7.1 There are no negative equality or human rights impacts arising from this report.

Sustainability impact

- 8.1 There are no impacts on carbon, adaptation to climate change or sustainable development arising directly from this report.

Consultation and engagement

- 9.1 A working group was established involving representatives of all key stakeholders affected by the closure of the Duncan Place building including representatives of the school management, the school parent council, the Duncan Place Resource Centre Management Committee and officers from Children and Families and Services for Communities. This group met three times with one of the key tasks being to determine the scope of what replacement nursery, gym and community accommodation should be provided in the future.

Background reading/external references

- Report to the Education, Children and Families Committee on [9 December 2014](#)
- Report to the Governance, Risk and Best Value Committee on [18 December 2014](#)
- Report to the Governance, Risk and Best Value Committee on [5 March 2015](#)

Gillian Tee

Executive Director of Communities and Families

Contact: Billy MacIntyre, Head of Resources, Children and Families

E-mail: billy.macintyre@edinburgh.gov.uk | Tel: 0131 469 3366

Links

Coalition pledges	<p>P3 - Rebuild Portobello High School and continue progress on all other planned school developments, while providing adequate investment in the fabric of all schools.</p> <p>P4 - Draw up a long-term strategic plan to tackle both over-crowding and under use in schools.</p>
Council outcomes	<p>CO1 - Our children have the best start in life, are able to make and sustain relationships and are ready to succeed.</p> <p>CO2 - Our children and young people are successful learners, confident individuals and responsible citizens making a positive contribution to their communities.</p> <p>C019 - Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance infrastructure and public realm.</p> <p>CO25 - The Council has efficient and effective services that deliver on objectives.</p>
Single Outcome Agreement	<p>SO3 - Edinburgh's children and young people enjoy their childhood and fulfil their potential</p> <p>SO4 - Edinburgh's communities are safer and have improved physical and social fabric.</p>
Appendices	<ol style="list-style-type: none">1 Scope of Long Term Accommodation Requirements2 Feasibility Study - Summary of Options3 Duncan Place Resource Centre - Feasibility Study

Appendix 1

Scope of Long Term Accommodation Requirements

Room	No. of rooms	Area (m2)	Total Area (m2)
Nursery - 40/40 with 15 under threes			
3-5 Playroom	1	102	102
2-3 Playroom	1	46	46
Office/Base	1	15	15
Parent Room	1	25	25
DDA WC	1	4	4
WC x 2	1	5	5
Kitchen	1	12	12
Secure Store 3-5	1	15	15
Secure Store 2-3	1	10	10
Cleaner Store	1	3	3
Baby Change	1	3	3
Toilet 3-5	1	23	23
Toilet 2-3	1	13	13
Cloak areas 3-5	1	25	25
Cloak areas 2-3	1	10	10
Total Net Area			311
Plant			5
Circulation			42
Total Nursery Area			358m2
New Gym Hall			
Gym Hall	1	180	180
Gym Store	1	11	11
Chair Store	1	11	11
Male WC	1	3	3
Female WC	1	3	3
Accessible WC	1	5	5
Office	1	6.5	5.5
Female Change	1	12.5	12.5
Male Change	1	12.5	12.5

Room	No. of rooms	Area (m2)	Total Area (m2)
WC Lobby	1	3.5	3.5
Lobby	1	15.5	15.5
Cleaner Store	1	3	3
Total Net Area			265.5
Plant			8.5
Circulation			5
Total Gym Hall Area			279m2
Community Facilities			
Multi Function Room	3	54	162
Multi Function Room	1	60	60
Office	1	5	5
Male WC	1	3	3
Female WC	1	3	3
Accessible WC	1	5	5
Baby Change	1	5	5
Storage	1	10	10
Total Net Area			253
Plant and circulation (25%)			51
Total Community Space Area			304m2
Overall Total Area Required			941m2

Appendix 2

Feasibility Study - Summary of Options

Option	Scenario	Description	Community Space	Estimated Cost	Programme Period
1	1	<ul style="list-style-type: none"> Demolish rear part of building and provide new build gym, nursery and bespoke community space. Make safe and secure the remaining building/space for development by others. 	Bespoke new build	£4.918m	102 weeks
2	3	<ul style="list-style-type: none"> Demolish rear part of building and provide new build gym and nursery. Provide bespoke community space in remaining building/space and make safe and secure any remaining space for development by others. 	Bespoke in remaining building	£4.816m	96 weeks
3	5	<ul style="list-style-type: none"> Demolish rear part of building and provide new build gym and nursery. Provide no bespoke community space but bring the remaining building/space up to full current standards (assumes part is used for community purposes). 	Assumed in part of refurbished remaining building	£5.316m	96 weeks
4	2	<ul style="list-style-type: none"> Retain entire building and partially convert to provide gym and nursery. Provide no community space directly. Make safe and secure the remaining building/space for development by others. 	None directly	£3.369m	90 weeks
5	3	<ul style="list-style-type: none"> Retain entire building and partially convert to provide gym, nursery and bespoke community space. Make safe and secure remaining building/space for development by others. 	Bespoke in remaining building	£4.244m	92 weeks
6	5	<ul style="list-style-type: none"> Retain entire building and partially convert to provide gym and nursery. Provide no bespoke community 	Assumes in part of refurbished remaining	£4.958m	102 weeks

Option	Scenario	Description	Community Space	Estimated Cost	Programme Period
		space but bring the remaining building/space up to full current standards (assumes part is used for community purposes).	building		
7	2	<ul style="list-style-type: none"> Demolish rear part of building and provide new build gym and nursery. Provide no community space directly. Make safe and secure the remaining building/space for development by others. 	None directly	£4.077m	96 weeks
8	4	<ul style="list-style-type: none"> Demolish rear part of building and provide new build gym and nursery. Provide no bespoke community space but bring the remaining building/space up to a minimum occupiable standard (assumes part is used for community purposes). 	Assumes in part of refurbished remaining building	£4.820m	96 weeks
9	4	<ul style="list-style-type: none"> Retain entire building and partially convert to provide gym and nursery. Provide no bespoke community space but bring the remaining building/space up to a minimum occupiable standard (assumes part is used for community purposes). 	Assumes in part of refurbished remaining building	£4.328m	96 weeks

In terms of scope the key differentiating factor between the options is how community space would be either included, or the opportunity provided for, and there are five different scenarios which are illustrated in the table below.

Under each scenario the replacement gym and nursery accommodation would be provided to the rear of the existing building either through demolition and new build or by adaptation and refurbishment of the existing building. With the exception of option 1 community space is either included, or the opportunity is provided for it, in the three-storey front part of the existing building which would be retained under all options.

Scenario	Community Space	New build	Adaptation
1	Provide bespoke community space ⁽ⁱ⁾ as part of the new build at the rear of the existing building in the space cleared by demolition. Make safe and secure the remaining space at the front of the building for development by others.	£4.918m (option 1)	n/a
2	Provide no community space directly. Make safe and secure the remaining space at the front of the building for development by others. This assumes that it would potentially be acquired for community purposes through community asset transfer.	£4.077m (option 7)	£3.369m (option 4)
3	Provide bespoke community space ⁽ⁱ⁾ in the remaining space at the front of the building. Make safe and secure the other remaining space at the front of the building for development by others.	£4.816m (option 2)	£4.244m (option 5)
4	Provide no bespoke community space but bring the remaining space at the front of the building up to a minimum occupiable standard. This assumes that part of this would be used or acquired for community purposes.	£4.820m (option 8)	£4.328m (option 9)
5	Provide no bespoke community space but bring the remaining space at the front of the building up to full current standards. This assumes that part of this would be used or acquired for community purposes.	£5.316m (option 3)	£4.958m (option 6)

(i) Bespoke community space refers to that included in the accommodation schedule in Appendix 1.

Appendix 3
Duncan Place Resource Centre - Feasibility Study



Contents	Page	Contents	Page
1.0 Introduction	3	7.6 Condition Surveys	52
2.0 Brief	3	7.7 Asbestos Report	65
3.0 Strategic Summary	4	7.8 Utilities Plans	70
3.1 Site Location Plan and Photos	4	7.9 Construction Cost Build Up	78
3.2 Strategic Summary and Costs	6	7.10 Project Cost Build Up	83
4.0 Consultations	16		
4.1 Client Departments	16		
4.2 Planning Department	16		
4.3 Building Control	16		
4.4 M+E Engineers Design Summary	16		
4.5 Structural Engineers Design Summary	16		
5.0 Investigations	16		
5.1 Condition Survey	16		
5.2 Asbestos Report	17		
6.0 Option Appraisal	17		
6.1 Design Drawings	18		
6.2 Costs Summary	27		
6.3 Indicative Programme	28		
6.4 Procurement Route Options	29		
6.5 Risks	29		
6.6 Conclusions	30		
7.0 Appendices			
7.1 Accommodation Schedule	32		
7.2 Scope of Works	35		
7.3 M+E Engineers Report	41		
7.4 Structural Engineers Report	43		
7.5 Existing Drawings	47		

1.0 Introduction

Duncan Place Resource Centre was constructed during WWI as a technical block and has previously been used as Leith Academy accommodation. The building was converted to accommodate a community centre some thirty years ago, alongside providing some of the facilities for the adjacent school building which have included a Gymnasium and a Nursery.

Following a succession of issues which emerged regarding its condition, the Duncan Place building was closed in September 2014 to allow intrusive surveys to be conducted. As such all of the accommodation within the building has been relocated. The Nursery is currently located in a temporary unit in the playground area of Leith Primary School and provision has been made for PE, assemblies, school events and active school clubs within Leith Primary School and by use of a temporary lease arrangement with the nearby United Free Church. The community function is also currently located on a temporary basis within the local area.

Condition surveys were concluded with significant issues being identified with the building fabric. In accordance with the approach approved by Committee a Planning application was submitted on February 11th 2015 for the demolition of the Duncan Place Resource Centre building however, the building has been considered as listed by virtue of its location within the grounds of a listed building (Leith Primary School) so any proposal for the demolition of the building would require listed building consent. Following discussions with Planning the application for demolition was withdrawn.

The Buildings Programme Team Architects were appointed in May 2015 to produce a feasibility study to consider and identify alternative options to a full demolition of Duncan Place Resource Centre. These will deliver the scope of the long term accommodation which has been identified as being required to replace the Schools Gym Hall, the Nursery and Community facilities originally accommodated. This report sets out the various aspects considered, the alternatives that were proposed and their development in discussion with Children and Families and the Planning Department.

This feasibility study is prepared for The City of Edinburgh Council Children and Families Department, based upon discussions with Billy McIntyre of Children and Families

2.0 Brief

It is essential that the existing Duncan Place building is made safe and the necessary replacement nursery, gym and community accommodation be provided at the earliest opportunity. This feasibility study will explore options to achieve these objectives.

A working group was established by Children and Families involving representatives of all key stakeholders affected by the closure of the Duncan Place building including representatives of the school management, the

school Parent Council, the Community Centre Management Committee and officers from Children and Families and Services for Communities.

This group has determined the scope of what replacement nursery, gym and community accommodation should be provided in the future. As a result of the consultation undertaken a schedule of replacement accommodation was identified (see Appendix 7.1) including for ancillary facilities such as toilets, circulation and storage. This scope is based on each element (Nursery/Community/School Gym Hall) being considered as a distinct and separate space and the options which we have been asked to explore further include for consideration to be given to what to do with the significant space which would remain in the existing Duncan Place building for example by other Council services by letting to a third party or through community asset transfer.

The purpose of this study is to advise the Children and Families Department about the following:

1. The feasibility of the provision of options to provide Nursery, Gym and Community facilities on the site.
2. Give an assessment of the existing facilities.
3. Advice on costs, programme, procurement and risks.
4. Recommended approach.

3.0 Strategic Summary and Costs

3.1 Site Location Plan



Figure 2 – Site Plan indicating Duncan Place within boundary of Leith PS.

The building sits on an L shaped site which is shared with Leith Primary School. The site is surrounded to the north, east and south by roads; St. Andrews Place, Duncan Place and Duke Place. Duncan Place Resource Centre is located along the southern boundary of the site. The immediate site surrounding the Duncan Place Resource Centre building is almost flat rising slightly from east to west. Public car parking aligns the street edge to the south of the building with playground to the north between the Resource Centre and Leith Primary School. There is also a small area for car parking which was originally provided for community use. Directly to the west is a modern 4 storey residential development and to the south are stone residential properties and tenement flats which overlook the site. To the north west of the site is the former St Andrew's Church which currently houses the Edinburgh Hindu Mandir and Cultural Centre.

The main school building is a Victorian C listed stone building located within a conservation area. The present site has been the location of the school since 1806 and the present building, opened in 1898, is the second to stand on this site originally providing education from babies to 14 year olds. Topped proudly as it is by a ship, a reminder of Leith's maritime past, it is a prominent landmark in Leith. The former gymnasium, within the Duncan Place Resource Centre building, was designed by George Craig (the same Architect as for the Primary School).

Duncan Place Resource Centre is a 3 storey partially steel framed building clad in render with brick corner details and brick window surrounds. It has a slate roof and rendered dormers. The roof line of the building steps down as it extends away from Duncan Place with the more prominent gable end block retaining some of the more ornate brickwork features including a plaque listing names of those who contributed to the buildings formation. The Duke Place elevation appears to change in its architectural style from the more ornate end block with timber windows and brickwork surrounds to a more brutal industrial aesthetic with larger openings and metal windows.



Figure 3 - Aerial view of Duncan Place Resource Centre Facing North.

Directly to the north east of the building there is an existing plant room and brick chimney. It has been confirmed that these will be demolished during Summer 2015. There is also an underground service tunnel which currently accommodates service runs between the main school building and Duncan Place Resource Centre. There are plans to infill this tunnel with solid fill to reduce Health and Safety risks that this currently poses.

Along the north boundary edge of the site, which faces Leith Links, there are plans to develop St. Andrews Place to enclose the public road and create an enclosed extension to the school playground with 2 access gates thus increasing the grounds of the Primary School.

The Nursery temporary unit is located east of the main school building in the playground area (this is not visible on the aerial photo on the previous page). This TU will be removed should the proposal to re-locate the Nursery facility within any of the options illustrated in this report proceeds with the space it occupies given back to the school as playground.

All major utilities services are located along Duncan Place with a water main extending along Duke Place. The existing drainage would require a full survey prior to works commencing.

An intrusive asbestos survey would be required prior to carrying out any works. The management survey (See Appendix 7.7 – Report 20100729) has identified asbestos in some area's which are affected by the proposals.



Duncan Place (Looking South towards Leith Primary School)

Existing Photographs



Duke Place (from Duncan Place)



Resource Centre Part North Elevation (01)



Resource Centre Part North Elevation (02)



Resource Centre East Elevation

3.2 Strategic Summary and Costs

As a result of an assessment of the existing school site it was agreed with Children and Families that a number of options would be explored. These include a mixture of refurbishment, new build, bringing some areas up to current Building Standards, making areas occupiable or making areas of the building safe. Generally the options divide the building into 2 blocks, block A and block B, as shown on the right.

It should be noted that new build options in the area of the site east of the main school building have been discounted because the location of the unoccupied Duncan Place Resource Centre building is considered far less intrusive upon the school grounds and the views from Leith Links and would be less disruptive to the school with the Nursery TU located within the vicinity.



Normally there are arguments either way between new and refurbished buildings. The industry can be divided by such discussion. In the case of the buildings at Duncan place the existing buildings are of relatively little historical merit and their condition is very poor indeed. In our opinion this slants the discussion more in favour of a new build solution. The following should be borne in mind when evaluating all of the options presented here.

Advantages of New Build

- New build solutions provide more cost and programme certainty for the contract as there generally will be fewer unknowns.
- Conflict during the contract could be minimised with fewer unknown works at the outset of the contract
- Plan form tailored accurately to current needs
- Lower maintenance and cleaning costs over the life cycle
- Lower fuel bills over the lifecycle which will help Council achieve Carbon Reduction Commitment (CRC)
- Modern efficient materials will create a more sustainable building and have a longer life expectancy
- Lower U-Values will be required for external envelope which will help Council achieve CRC
- Older record drawings can be difficult to find

Option 1 (see 6.1 Design Drawings)

- **Make safe block A**
- **Remove block B and build a new 3 storey block.**

Block A

This option allows for the possibility for the Council to sell or lease block A at a later date. The building will be made safe as per the scope of works (see section 7.2 Scope of Works) and will have access to a new shared escape stair with a lift for DDA access which forms part of the new building.

Block B

We propose to demolish part of the existing Duncan Place Resource Centre (block B) and build a new 3 storey block in the same location retaining the building line of Duke Place to the south and facing the school to the north. There will be a simple glass break between the old and the new and the nursery will extend slightly on the ground floor level with a single storey entrance area which will help to define this separate function.

This proposal includes for a new Nursery on the ground floor which is accessed separately from the north facing the school with direct access for external play adjacent to the schools playground area. The accommodation includes for 2 playrooms with separate toilets, cloakrooms and stores, a kitchen, a parent room, an office, toilets and baby change (see Appendix 7.1 Accommodation Schedule).

On the first floor a community facility with 4 large function rooms, an office and ancillary rooms will be provided. These function rooms are orientated away from the school with a quieter and brighter aspect facing Duke Place. The main entrance to this level will be via stair 2 with access for fire escape only to stair 3.

The third floor incorporates a new gym, store rooms, an office, changing facilities, toilets, a cleaners store and a plant room. A second plant room located above the toilets and changing areas can be accessed from the cleaners store by ladder. The main entrance to this level will be via stair 3 with secure access for fire escape only into stair 2.

Externally we propose a simple palette of materials with a contemporary aesthetic which will complement the prominent existing end building. The proposed materials are falzinc wall and roof cladding to upper levels and the roof and a smooth dry render finish to the ground floor walls. Floor to ceiling vertical slot windows on the ground and first floor levels will break up the mass of the building and introduce a more contemporary feel. A capless Schuco curtain walling system to stair 2 is proposed to create a sympathetic break between the existing and the new building.

Pros

- Refer to “Advantages of New Build” List in Section 3.2
- Possibility to obtain capital or revenue streams for block A by letting to other Council services, to a third party or through community asset transfer.
- Contractors compound can be located next to the proposed site.
- The proposed location of the building and a construction compound can be clearly separated from the operational school thus reducing the impact of construction upon the school.
- No impact on restricted external area of the site.
- Less remedial structural works required compared to full refurbishment options

Cons

- There may be extensive drainage diversions required. Further investigation needed.
- Asbestos removals required.
- Further intrusive surveys required for block A.
- This was not the preferred new build option when discussed with planning (see section 4.02).

The cost for this option is **£4,918,191.34** (refer to section 7.10) which includes a construction cost of **£4,115,000.00**. In terms of annual running costs (including energy, cleaning and security), an estimated annual cost has been calculated as **£89,899.00**.

Option 2 (see 6.1 Design Drawings)

- **Refurbish and re-configure the ground floor of block A.**
- **Make safe block A, levels 1 and 2.**
- **Remove block B and build a new 2 storey block.**

Block A

This is a reconfiguration and refurbishment of the ground floor to re-provide the community function here. Four Multi-function rooms, toilets and ancillary accommodation are proposed with the main entrance via stair 1. The remainder of this block on the first and second floors is to be made safe as for option 1 (refer to scope of works in section 7.1 for these areas). These areas will again have access to stairs 1 and 2 for fire escape and DDA access.

Where there is a change in the existing architectural style of the building to the rear along Duke Place we propose to treat the area of the intermediate existing building between the more ornate section and the new building to match in with the new building materials and architecture. This area will be rendered with smooth white render with falzinc box dormers in the roof, more open new aluminium windows within existing window openings with a falzinc finish beneath.

Block B

As for option 1 we propose to demolish part of the existing Duncan Place Resource Centre (block B) however this proposal is to only build a new 2 storey block in the same location again retaining the building line of Duke Place to the south and facing the school to the north.

This proposal includes for a new Nursery on the ground floor as for option 1. The gymnasium function is located in the same way as in option 1 but it is located on the first floor. There is no community function within the new building except for a shared stair for fire escape and DDA access only (stair 2).

The external treatment to the building and drainage issues are as for option 1.

Pros

- Refer to “Advantages of New Build” List in Section 3.2
- Possibility to obtain capital or revenue streams for block A by letting to other Council services, to a third party or through community asset transfer.
- Contractors compound can be located next to the proposed site.
- The proposed location of the building and a construction compound can be clearly separated from the operational school thus reducing the impact of construction upon the school.

- Less remedial structural works required compared to full refurbishment options

Cons

- There may be extensive drainage diversions required. Further investigation needed.
- Asbestos removals required.
- Further intrusive surveys required for block A.

The cost for this option is **£4,816,406.86** (refer to section 7.10) which includes a construction cost of **£4,031,000.00**. In terms of annual running costs (including energy, cleaning and security), an estimated annual cost has been calculated as **£75,541.00**.

Option 3 (see 6.1 Design Drawings)

- **Bring Block A up to current building regulations.**
- **Remove block B and build a new 2 storey block.**

Block A

This is a full refurbishment to bring the building up to standard in terms of the current building regulations. There will be extensive works to external fabric to improve thermal qualities. Alterations to the internal layout will be kept to a minimum. Please refer to section 7.2 Scope of Works for more detailed account of works required.

A new lift shaft will be installed with a new access ramp externally to make the building fully DDA compliant. The building will share a fire escape stair with Block B.

Where there is a change in the existing architectural style of the building to the rear along Duke Place we propose to treat the area of the intermediate existing building between the more ornate section and the new building to match in with the new building materials and architecture as for Option 2.

Block B

As for option 2.

Pros

- Refer to “Advantages of New Build” List in Section 3.2
- Possibility to obtain capital or revenue streams for block A by letting to other Council services, to a third party or through community asset transfer.
- Contractors compound can be located next to the proposed site.
- The proposed location of the building and a construction compound can be clearly separated from the operational school thus reducing the impact of construction upon the school.
- Less remedial structural works required compared to full refurbishment options
- This is a cheaper option compared with the 3 storey new build option.

Cons

- There may be extensive drainage diversions required. Further investigation needed.
- Asbestos removals required.
- Further intrusive surveys required for block A.

The cost for this option is **£5,316,164.39** (refer to section 7.10) which includes a construction cost of **£4,458,000.00**. In terms of annual running costs (including energy, cleaning and security), an estimated annual cost has been calculated as **£80,766.00**.

Option 4 (see 6.1 Design Drawings)

- **Retain existing superstructure of building.**
- **Make safe block A and part of block B.**
- **Re-configure and refurbish part of the ground and first floors block B.**

Block A

This option allows for the possibility for the Council to sell, transfer, or lease Block A and/or part of Block B at a later date. Block A (and part of block B) will be made safe as per the scope of works (see section 7.2 Scope of Works) and will have access to a new shared escape stair. There is no lift provided for these areas.

Block B

Re-configuration and refurbishment of the ground floor to increase the area of the original nursery by extending over two existing workshops on this level. Provision made for a new central fire escape stair to be shared with block A and a new lift which will allow for DDA access to the gymnasium accommodation only.

Pros

- Possibility to obtain capital or revenue streams for block A by letting to other Council services, to a third party or through community asset transfer.
- A construction compound can be clearly separated from the operational school thus reducing the impact of construction upon the school.
- The building has already been vacated so no further decant is required.
- No impact on restricted external area of the site.
- This is the lowest cost of all the options.
- Planning permission and listed building consent is not required.

Cons

- More remedial structural works required compared to new build options
- Asbestos removals required.
- Further intrusive surveys required for block A and block B.
- Areas to be made safe on first and second floors do not have DDA access to a lift.

The cost for this option is **£3,369,129.49** (refer to section 7.10) which includes a construction cost of **£2,815,000.00**. In terms of annual running costs (including energy, cleaning and security), an estimated annual cost has been calculated as **£85,415.00**.

Option 5 (see 6.1 Design Drawings)

- **Retain existing superstructure of building.**
- **Provide Community Facility on ground floor of block A.**
- **Make safe block A and part of block B.**
- **Re-configure and refurbish part of the ground and first floors block B.**

Block A

As for option 4 but a community facility will be provided on the ground floor and the first and second floors will have access to a lift in the central stair (stair 2).

Block B

As for option 4.

Pros

- Possibility to obtain capital or revenue streams for block A by letting to other Council services, to a third party or through community asset transfer.
- A construction compound can be clearly separated from the operational school thus reducing the impact of construction upon the school.
- The building has already been vacated so no further decant is required.
- No impact on restricted external area of the site.
- This is the second lowest cost of all the options.
- Planning permission and listed building consent is not required.

Cons

- More remedial structural works required compared to new build options
- Asbestos removals required.
- Further intrusive surveys required for block A and block B.

The cost for this option is **£4,243,717.85** (refer to section 7.10) which includes a construction cost of **£3,557,000.00**. In terms of annual running costs (including energy, cleaning and security), an estimated annual cost has been calculated as **£88,253.00**.

Option 6 (see 6.1 Design Drawings)

- **Retain existing superstructure of building.**
- **Block A and part block B to be brought up to current standards.**
- **Re-configure and refurbish part of the ground and first floors block B.**

Block A

This is a full refurbishment to bring the building up to standard in terms of the current building regulations. There will be extensive works to the external fabric to improve thermal qualities. Alterations to the internal layout will be kept to a minimum. Please refer to section 7.2 Scope of Works for more detailed account of works required.

A new lift shaft will be installed with a new access ramp externally to make the building fully DDA compliant. The building will share a fire escape stair with Block B.

Block B

As for option 4.

Pros

- Possibility to obtain capital or revenue streams for block A by letting to other Council services, to a third party or through community asset transfer.
- A construction compound can be clearly separated from the operational school thus reducing the impact of construction upon the school.
- The building has already been vacated so no further decant is required.
- No impact on restricted external area of the site.
- Planning permission and listed building consent is not required.

Cons

- More remedial structural works required compared to new build options
- Asbestos removals required.
- Further intrusive surveys required for block A and block B.

The cost for this option is **£4,957,583.30** (refer to section 7.10) which includes a construction cost of **£4,166,000.00**. In terms of annual energy consumption, an estimated annual cost has been calculated as **£94,826.00**.

Option 7 (see 6.1 Design Drawings)

- **Make safe block A**
- **Remove block B and build a new 2 storey block.**

Block A

As for option 1

Block B

As for option 2

Pros

- Refer to “Advantages of New Build” List in Section 3.2
- Possibility to obtain capital or revenue streams for block A by letting to other Council services, to a third party or through community asset transfer.
- Contractors compound can be located next to the proposed site.
- The proposed location of the building and a construction compound can be clearly separated from the operational school thus reducing the impact of construction upon the school.
- Less remedial structural works required compared to full refurbishment options

Cons

- There may be extensive drainage diversions required. Further investigation needed.
- Asbestos removals required.
- Further intrusive surveys required for block A.

The cost for this option is **£4,076,746.07** (refer to section 7.10) which includes a construction cost of **£3,402,000.00**. In terms of annual energy consumption, an estimated annual cost has been calculated as **£66,142.00**.

Option 8 (see 6.1 Design Drawings)

- **Make occupiable block A**
- **Remove block B and build a new 2 storey block.**

Block A

The retained Block A will be refurbished to a level that allows the building to be safely occupied but would remove most elements of decoration and a basic provision of lighting and power. Refer to Section 7.2 for inclusions and exclusions.

Block B

As for option 2

Pros

- Refer to “Advantages of New Build” List in Section 3.2
- Possibility to obtain capital or revenue streams for block A by letting to other Council services, to a third party or through community asset transfer.
- Contractors compound can be located next to the proposed site.
- The proposed location of the building and a construction compound can be clearly separated from the operational school thus reducing the impact of construction upon the school.
- Less remedial structural works required compared to full refurbishment options

Cons

- There may be extensive drainage diversions required. Further investigation needed.
- Asbestos removals required.
- Further intrusive surveys required for block A.

The cost for this option is **£4,819,908.50** (refer to section 7.10) which includes a construction cost of **£4,057,000.00**. In terms of annual energy consumption, an estimated annual cost has been calculated as **£81,777.00**.

Option 9 (see 6.1 Design Drawings)

- **Make occupiable block A and part of block B**
- **Re-configure and refurbish part of the ground and first floors block B.**

Block A

The retained Block A and part of block B will be refurbished to a level that allows the building to be safely occupied but would remove most elements of decoration and a basic provision of lighting and power. Refer to Section 7.2 for inclusions and exclusions.

Block B

As for option 2

Pros

- Possibility to obtain capital or revenue streams for block A by letting to other Council services, to a third party or through community asset transfer.
- Contractors compound can be located next to the proposed site.
- The proposed location of the building and a construction compound can be clearly separated from the operational school thus reducing the impact of construction upon the school.
- The building has already been vacated so no further decant is required.
- No impact on restricted external area of the site.
- Less remedial structural works required compared to full refurbishment options

Cons

- There may be extensive drainage diversions required. Further investigation needed.
- Asbestos removals required.
- Further intrusive surveys required for block A.
- Building Warrant required.
- Planning permission and listed building consent required.
- Shared services between block A and block B may be less attractive to developers.

The cost for this option is **£4,327,853.30** (refer to section 7.10) which includes a construction cost of **£3,617,000.00**. In terms of annual energy consumption, an estimated annual cost has been calculated as **£94,826.00**.

4.0 Consultations

4.1 Client Department

A meeting was held between Ian, Ramsey, Peter Banks, Joanna Gracie (Architects, SFC) and Billy McIntyre (C&F) to agree the brief.

Several meetings have been held between SFC and C&F to discuss the plan layouts. At the time of writing the principles of the options have been agreed, although the specific timing of the options has not been agreed and is to be further discussed with the School, community and Children and Families.

4.2 Planning Department

Of the new build options The Planning Authority considered the 2 storey new build proposal to be the preferred option in terms of scale and massing because the height of the 3 storey building will be higher than the existing building. This may detract from the prominence of the existing end block (block A). The idea to retain part of the existing building on Duncan Place however with the demolition of the part of the building with less architectural merit was welcomed.

4.3 Building Control

A building warrant will be required for all warrantable works. This would include the new build option and where the existing building is being upgraded.

In the “Make Safe” options, building control may take the view that the works involved are repairs and therefore a warrant may not be required. They would be in a position to advise more definitively once an option is developed up to RIBA Stage 3/4.

M+E Engineer has noted that new building regulations are coming into force in October and there is a section for Consequential Improvement to buildings (annex 6D). This may add 5% cost to the project if the BCO does not allow the present refurbishment to fall within the ambit of improving the carbon performance of the building.

4.4 M+E Engineers Design Summary

The Buildings Programme Team Mechanical and Electrical Engineers completed an M&E Feasibility report in June 2015 (see Appendix 7.3). In areas which are to be “made safe” there will be minimal services provided allow for frost protection, fire alarm, security, background heating & ventilation.

The proposal for the new build block utilises the existing heating and water infrastructure from the school which saves on new utility costs. The cost report has been based on this proposal. There is alternative option that would be to allow for a completely new system which would require new connections etc. but this was not taken forward as part of the cost report. Ventilation will be a mixture of natural and mechanical ventilation. We have also allowed

for a new calorifier, lighting, power, intruder and fire alarms, CCTV, telephone connection and new lifts as per layouts. The new build gym / nursery will most likely need an SBEM to pass and may require lighting and insulation upgrades above the minimum building standards requirements and renewable energy such as photovoltaic cells.

4.5 Structural Engineers Design Summary

David Narro Consulting Structural and Civil Engineers produced a Structural Engineers feasibility report in June 2015 (see Appendix 7.4). For the new build options they propose a steel frame structure built off concrete pad and strip foundations with precast or insitu concrete slabs spanning between masonry walls. They have confirmed that all of the proposals affecting the existing building will not affect the stability of the structure and are feasible however they have highlighted a requirement for further intrusive investigation (see section 5.1).

5.0 Investigations

5.1 Condition Survey

A structural inspection was carried out by Will Rudd Davidson structural engineers on May 30th 2014. The inspection was a visual inspection of the internal and external fabric of the building. This inspection was limited to certain areas and therefore does not represent a comprehensive appraisal of the building.

Generally the building appeared to be in a fair condition from a structural perspective with some evidence of slight cracking in some of the internal walls. On the top floor there was some considerable areas of water ingress apparent which may well be having an ongoing effect on the structural fabric and WRD noted concern about the ceiling to rooms on the second floor. WRD have advised that further more intrusive investigation is carried out at close quarters (particularly along the south elevation and above second floor ceilings) and a full CCTV survey of drains and specialist contractor is engaged to carry out a full damp survey of the building (refer to appendices section for copy of the report).

A further intrusive condition survey was carried out by the Buildings Programme Team at CEC on November 3rd 2014. The data collected suggests that various key building elements are beyond their expected life. Concerns were raised about the condition of the entire building and subsequent visits raised questions about the presence of rot within the hidden building fabric. It should be noted that the areas recommended for inspection by specialist companies vastly exceed those undertaken by BPT. The majority of items uncovered are related to external defects in the building fabric but a few are attributable to internal issues with building services. (refer to appendices section 7.6 for copy of the report).

A Fire Safety Report was carried out by Corporate Facilities Management CEC on September 10th 2014. This report advised that the fire escape from the building was non-compliant and that another fire stair should be provided.

5.2 Asbestos Report

An Asbestos Demolition survey was carried out on 24.04.15 which highlighted Asbestos Containing Materials (ACMs) in brown mastic material within the attic space above gym. The report also highlighted presumed ACMs to pipework gaskets within the Gas Mains cupboard and 1st floor gym foyer.

Areas not inspected include all gas, electrical and mechanical equipment and the large chimney. Please refer to appendix 7.7 for a copy of the survey.

A specialist Asbestos Contractor will have to be employed to remove any ACMs as highlighted in the report as well as any items that a discovered on site during the works.

6.0 Option Appraisal

6.1 Option Appraisal Drawings

Nine options have been investigated to illustrate a mixture of alternative approaches for the project. Please refer to appendix 7.2 for the scope of works for all options. Options 1 - 9 have been designed to take into account all issues raised in the strategic summary. Drawings which formed the basis of consultation and costing are included below.

Option 1



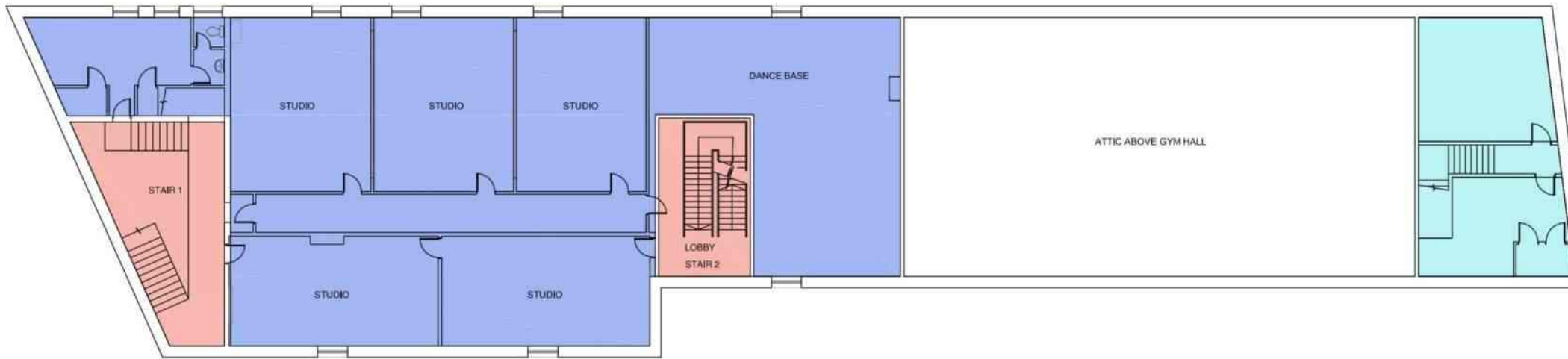
Option 2



Option 3

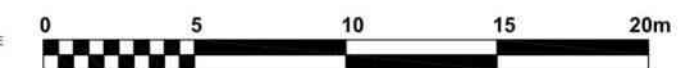
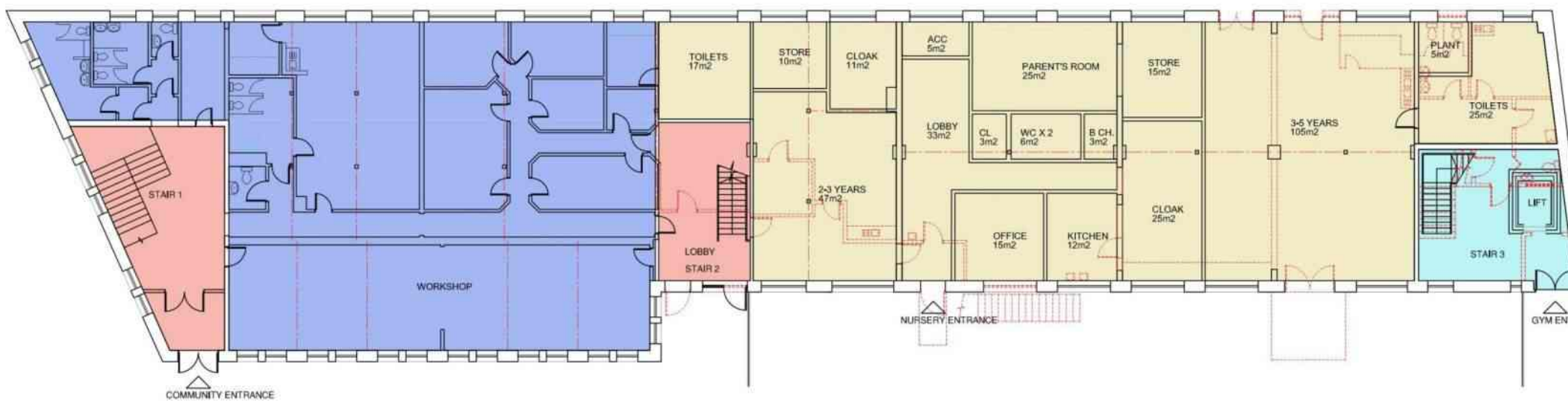
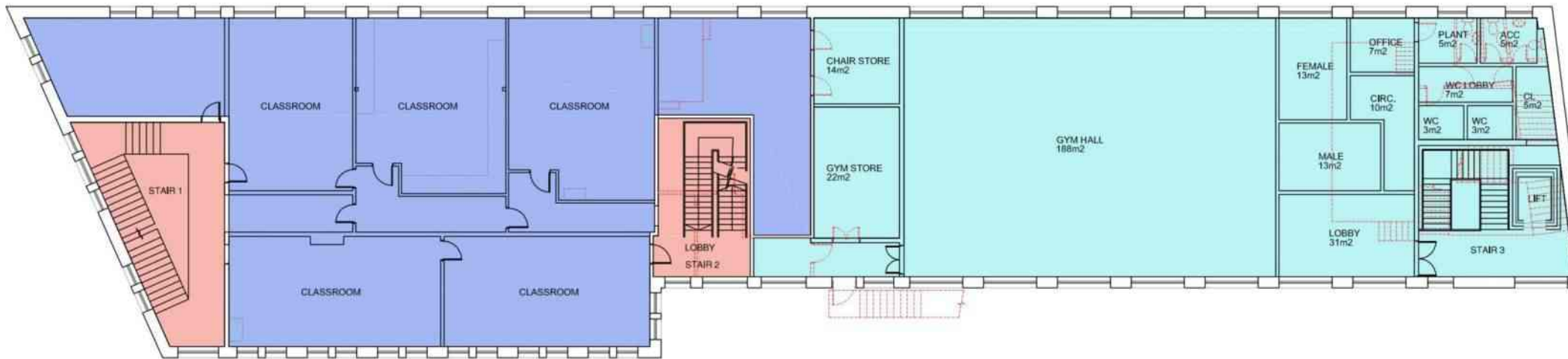


Option 4



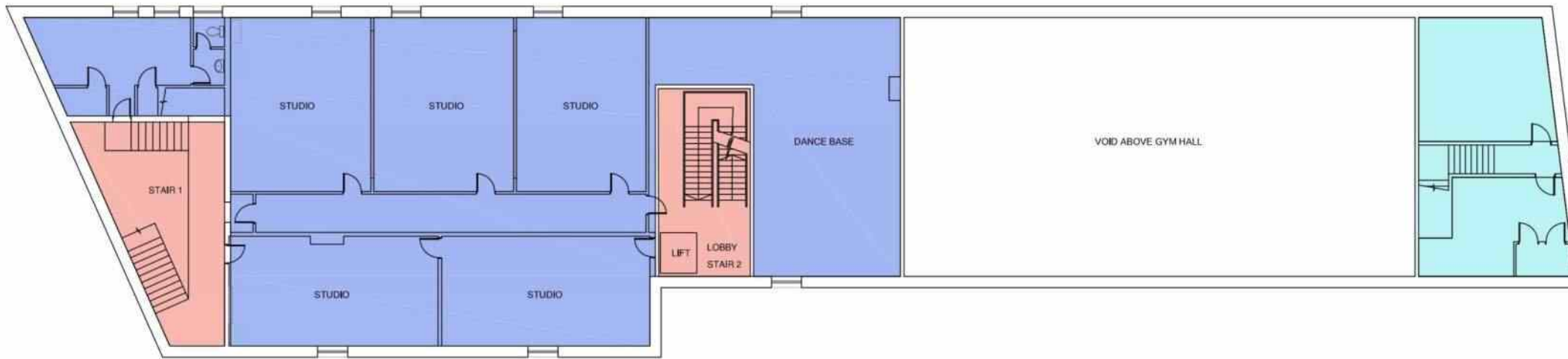
- LEGEND**
- NURSERY ACCOMMODATION (GIFA 385M2)
 - GYM HALL ACCOMMODATION (GIFA 491M2)
 - COMMUNITY SPACE (N/A)
 - COMMUNAL FIRE ESCAPE (GIFA 214M2)
 - ACCOMMODATION TO BE BROUGHT UP TO CURRENT STANDARDS (N/A)
 - ACCOMMODATION TO BE MADE SAFE ONLY (GIFA 1081M2)
 - PLANT (N/A)

TOTAL GROSS INTERNAL FLOOR AREA: 2157M2



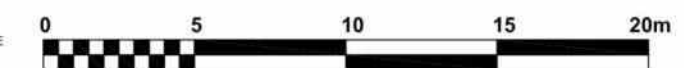
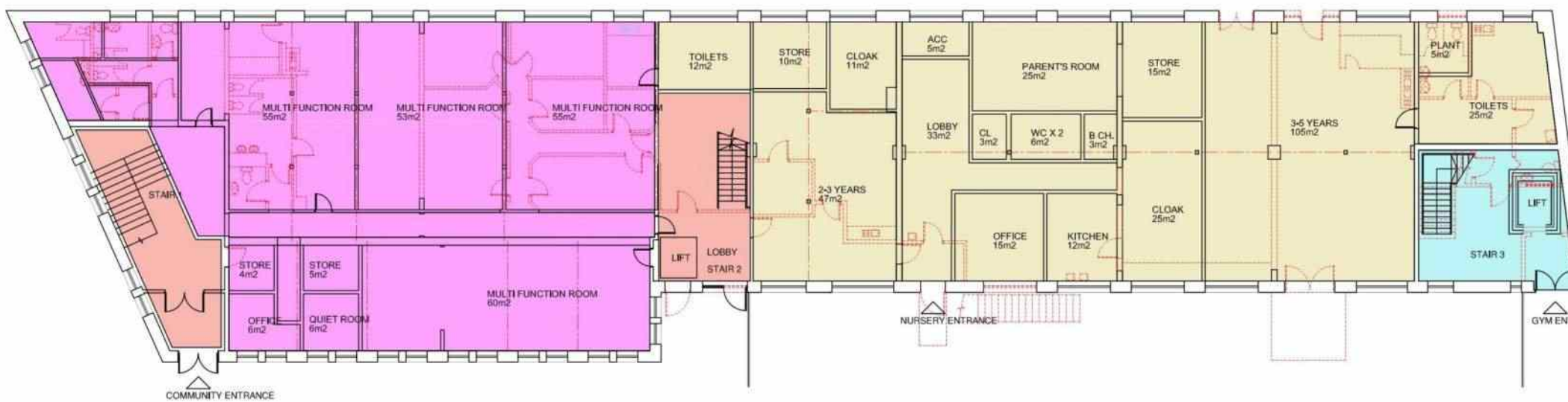
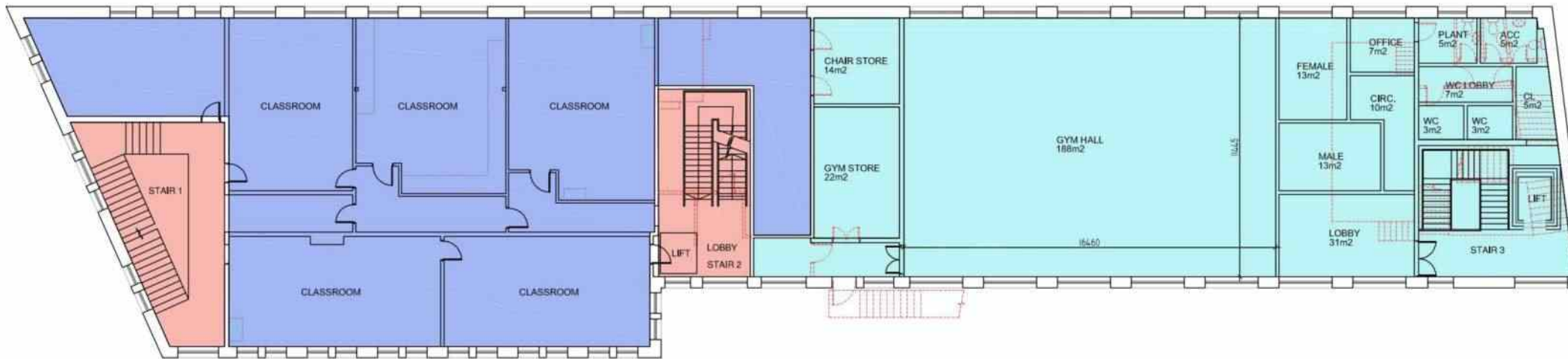
DUNCAN PLACE FEASIBILITY OPTION 4

Option 5



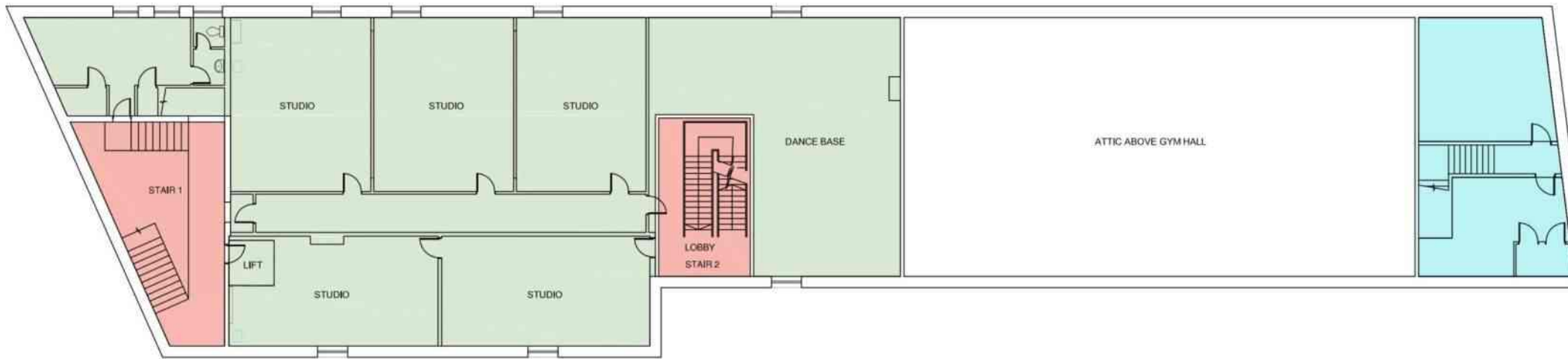
- LEGEND**
- NURSERY ACCOMMODATION (GIFA 380M2)
 - GYM HALL ACCOMMODATION (GIFA 491M2)
 - COMMUNITY SPACE (GIFA 321M2)
 - COMMUNAL FIRE ESCAPE (GIFA 195M2)
 - ACCOMMODATION TO BE BROUGHT UP TO CURRENT STANDARDS (N/A)
 - ACCOMMODATION TO BE MADE SAFE ONLY (GIFA - 741M2)
 - PLANT (N/A)

TOTAL GROSS INTERNAL FLOOR AREA: 2157M2



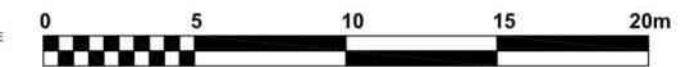
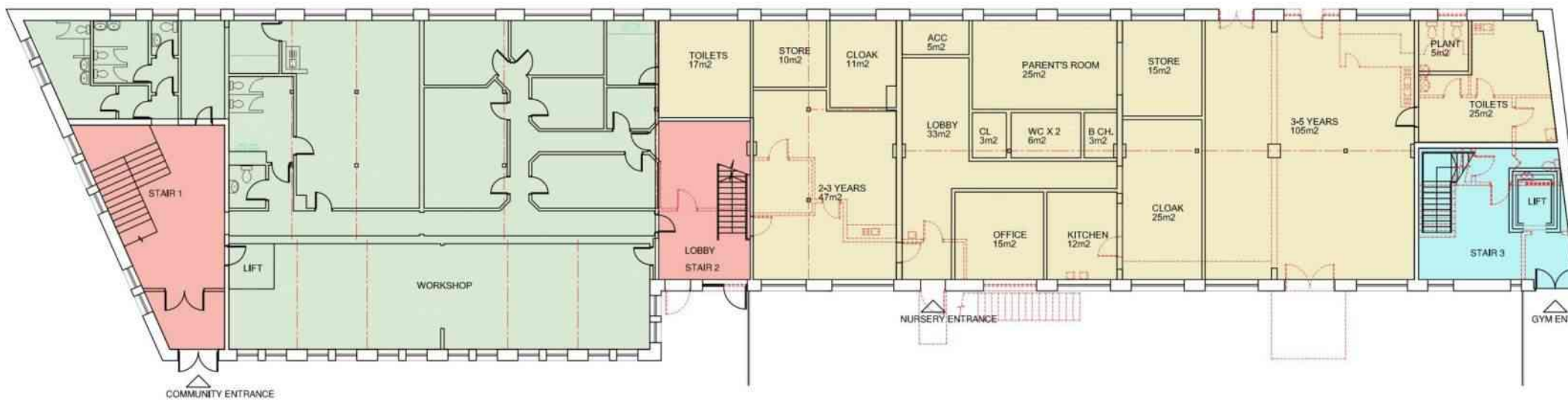
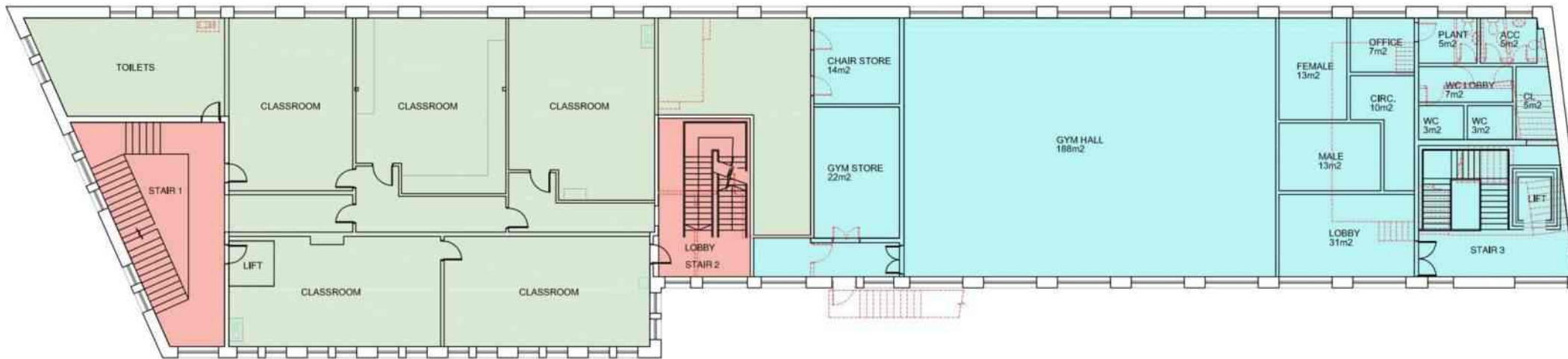
DUNCAN PLACE FEASIBILITY
OPTION 5

Option 6



- LEGEND**
- NURSERY ACCOMMODATION (GIFA 385M²)
 - GYM HALL ACCOMMODATION (GIFA 491M²)
 - COMMUNITY SPACE (N/A)
 - COMMUNAL FIRE ESCAPE (GIFA 214M²)
 - ACCOMMODATION TO BE BROUGHT UP TO CURRENT STANDARDS (GIFA 1062M²)
 - ACCOMMODATION TO BE MADE SAFE ONLY (N/A)
 - PLANT (N/A)

TOTAL GROSS INTERNAL FLOOR AREA: 2157M²



DUNCAN PLACE FEASIBILITY
OPTION 6

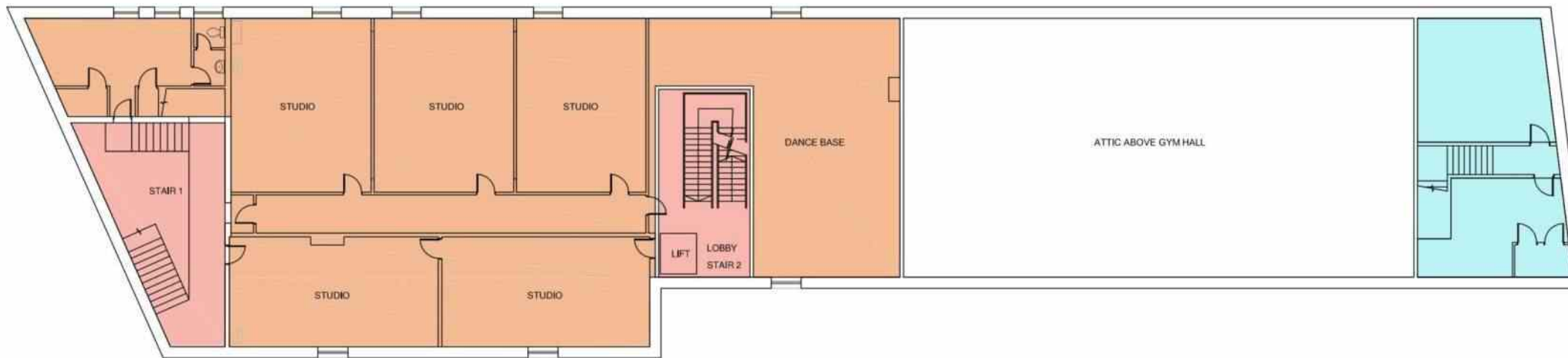
Option 7



Option 8

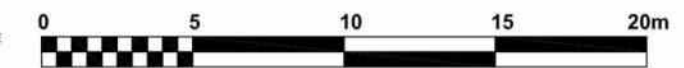
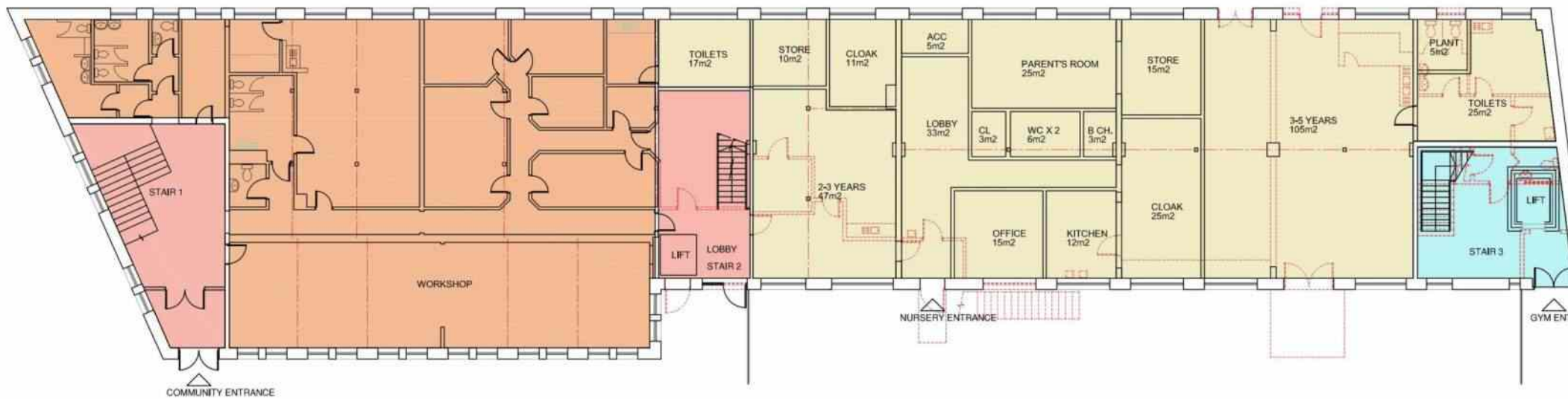
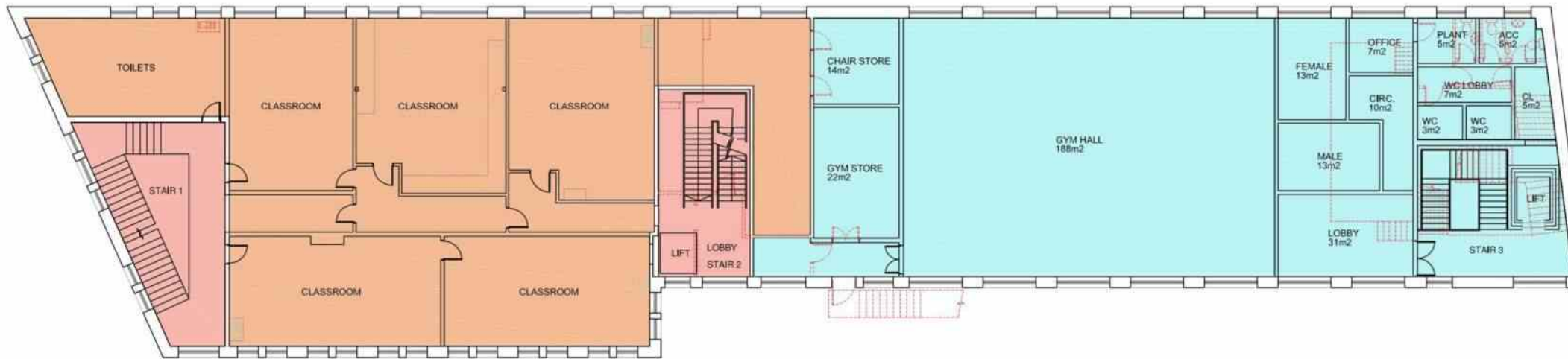


Option 9



- LEGEND**
- NURSERY ACCOMMODATION (GIFA 385M2)
 - GYM HALL ACCOMMODATION (GIFA 491M2)
 - COMMUNITY SPACE (N/A)
 - COMMUNAL FIRE ESCAPE (GIFA 239M2)
 - ACCOMMODATION TO BE BROUGHT UP TO CURRENT STANDARDS N/A
 - ACCOMMODATION TO BE MADE SAFE ONLY (N/A)
 - ACCOMMODATION TO BE MADE OCCUPIABLE (GIFA - 1050M2)
 - PLANT (N/A)

TOTAL GROSS INTERNAL FLOOR AREA: 2157M2



DUNCAN PLACE FEASIBILITY OPTION 9

6.2 Costs Summary

Cost advice has been provided by Gardiner and Theobald. The feasibility cost estimate, on a project cost basis, is as follows

	Capital Costs	1st Year Running Costs
Option 1	£ 4,918,191.34	£ 89,899.00
Option 2	£ 4,816,406.86	£ 75,541.00
Option 3	£ 5,316,164.39	£ 80,766.00
Option 4	£ 3,369,129.49	£ 85,415.00
Option 5	£ 4,243,717.85	£ 88,253.00
Option 6	£ 4,957,583.30	£ 94,826.00
Option 7	£ 4,076,746.07	£ 66,142.00
Option 8	£ 4,819,908.50	£ 81,777.00
Option 9	£ 4,327,853.30	£ 94,826.00

Costs within this report have been based upon the information provided in the inspection reports relative to areas which were accessed and inspected. We have used the costs for these areas to help us make assumptions about the level of cost required elsewhere (please also see our scope of works in section 7.02). It should therefore be noted that further intrusive investigation work could uncover more extensive damage to the building which has not been accounted for within this report and this is a potential risk to the project.

Appendix 7.09 contains the construction cost build up and Appendix 7.10 contains a breakdown of the total Project Costs.

Basis of Costs

Capital Costs

The Budget Cost plan is based upon drawings prepared by the Architect, a walk round survey and discussion and from information supplied by the Structural Engineer and the Building Service Engineer.

Energy Costs

The indicative energy costs are based on an estimated consumption per m2 rate. The rates were provided by the Energy Team of CEC, but came with the recommendation that the building should be modeled to get a more accurate consumption rate. The consumption rates were separated to show new build and refurbished areas.

Cleaning Costs

Cleaning costs are based on £17/m2 as provided by the FM team. This is an indicative figure as each building is reviewed on a case by case basis for more accurate costs.

Security Costs

Security costs have been provided by the security. As intruder system has been included in the capital costs, there is only a cost in monitoring the alarm if a separate system is installed.

The first year running costs should typically remain constant (excluding inflation) for the first 5-10 years. Thereafter the new build areas will start to require significant investment in repair, maintenance and even replacement of elements of the building. In the refurbished areas this may start earlier and the "Make Safe" areas will still require costs of refurbishment.

6.3 Indicative Programme

RIBA Stage of Work		Option 1	Option 2	Option 3	Option 4	Option 5
Stage 1 + 2	Design Brief Development and Concept Design	6 weeks (Allow 16 weeks for Planning Approval)	6 weeks (Allow 16 weeks for Planning Approval)	6 weeks (Allow 16 weeks for Planning Approval)	6 weeks (Allow 16 weeks for Planning Approval)	6 weeks (Allow 16 weeks for Planning Approval)
Stage 3	Design Development and Technical Design	9 weeks (Allow 20 weeks for Planning Approval)	9 weeks (Allow 20 weeks for Planning Approval)	9 weeks (Allow 20 weeks for Planning Approval)	9 weeks (Allow 20 weeks for Planning Approval)	9 weeks (Allow 20 weeks for Planning Approval)
Stage 4	Production Information / Billing	6 weeks	6 weeks	6 weeks	6 weeks	6 weeks
Stage 5	Contractor Identification and Tender Preparation	3 weeks	3 weeks	3 weeks	3 weeks	3 weeks
	Tender Period	5 weeks	5 weeks	5 weeks	5 weeks	5 weeks
	Tender Assessment and Council Approval	8 weeks	8 weeks	8 weeks	8 weeks	8 weeks
	Mobilisation	3 weeks	3 weeks	3 weeks	3 weeks	3 weeks
Stage 5 + 6	Construction to Practical Completion	48 weeks	42 weeks	42 weeks	36 weeks	38 weeks
TOTAL		102 weeks	96 weeks	96 weeks	90 weeks	92 weeks

RIBA Stage of Work		Option 6	Option 7	Option 8	Option 9
Stage 1 + 2	Design Brief Development and Concept Design	6 weeks (Allow 16 weeks for Planning Approval)	6 weeks (Allow 16 weeks for Planning Approval)	6 weeks (Allow 16 weeks for Planning Approval)	6 weeks (Allow 16 weeks for Planning Approval)
Stage 3	Design Development and Technical Design	9 weeks (Allow 20 weeks for Planning Approval)	9 weeks (Allow 20 weeks for Planning Approval)	9 weeks (Allow 20 weeks for Planning Approval)	9 weeks (Allow 20 weeks for Planning Approval)
Stage 4	Production Information / Billing	6 weeks	6 weeks	6 weeks	6 weeks
Stage 5	Contractor Identification and Tender Preparation	3 weeks	3 weeks	3 weeks	3 weeks
	Tender Period	5 weeks	5 weeks	5 weeks	5 weeks
	Tender Assessment and Council Approval	8 weeks	8 weeks	8 weeks	8 weeks
	Mobilisation	3 weeks	3 weeks	3 weeks	3 weeks
Stage 5 + 6	Construction to Practical Completion	48 weeks	42 weeks	42 weeks	42 weeks
TOTAL		102 weeks	96 weeks	96 weeks	96 weeks

6.4 Procurement Route Options

A Traditional (lump sum) procurement route would be most suited to a project of this type and scale. We would recommend the project be tendered on a SBCC Standard Building Contract with Quantities (Ref. SBC/Q/Scot).

Under this method, the design information would need to be developed to construction level prior to tender issue. We would recommend that this design development incorporates the results of intrusive surveys of the existing building.

Given that the project involves an element of refurbishment works, there is always a risk of encountering unforeseen conditions when undertaking the works (rot, asbestos, structural repairs etc.). We believe these risks can be managed better under the traditional route, as opposed to a Design & Build Route. Under a D&B contract the design would not be as developed at tender stage, and as such the Contractor would retain these unknown risks and charge a premium for doing so.

The traditional route with Bills of Quantities is also likely to attract more interest from the market, on a project of this size and value. This should provide a more competitive tender return for the Client.

6.5 Risks

At feasibility stage the risks on a project are yet to be identified. For instance the Planning situation is that there are no major reasons why the project could not be delivered however, this will not become clear until some consultation takes place. Further intrusive investigations of the building fabric are required so at this stage there is a degree of unknown information where assumptions have been made which present a level of risk to the client in terms of cost and delay.

The most obvious risks at this stage are the construction phase risks.

Construction phase disruption:

Working adjacent to an occupied school

Working adjacent to and within the grounds of an occupied school building will place demands on both the school and the Contractor. Restrictions will be placed in the contract documentation including:-

- Times of deliveries and vehicular movements,
- Noise and dust control
- Smoking on site

- Workmen's behavior and language
- Hazardous or risky operations
- Out of hours working for the most disruptive operations and works within the existing building
- Contract cleaning arrangements

Noisy operations, site establishment, site access, vehicle movement, deliveries and the works can only be isolated from the day to day running of operation of the school so far as practical by the contractor. These buildings cannot be built without some disruption to the school. The success or failure of the project will depend on the ability of the parties to co-exist on the site at the same time. It is proposed that a communications method be established in conjunction with the CA to enable regular meetings to be held between the school and the contractor. Care must be taken here to ensure that the school do not place additional restrictions on the Contractor which will incur additional expense or delay

Construction risks will require pre-assessment at time of tender by tendering contractors, and after appointment of the principal contractor. Risk assessments and Method Statements will be carried out prior to commencement.

Fire strategy

A fire strategy must be approved by CEC building control and Lothian & Borders fire department and is further subject to a fire drill test with the school. The Contractor will require to have in place their own Fire Action Plan during the works.

Site Security

The building site, compound & accesses must be managed at all times and made secure, out with working hours.

Existing Underground Services

The existing services are attached in appendix 7.8. The contractor will be responsible for identifying existing services as the work proceeds.

Delay to works

If the works are delayed and therefore not completed on time it is recommended that an extended decant strategy for the Nursery, Gym and Community services is in place in the event of this happening.

6.6 Conclusions

The provision of three separate services, a Nursery, Gymnasium and Community functions is feasible. Option 4 is the most cost effective option with the least impact upon planning, less disruption to the school and opportunity to lease the remainder of the accommodation. This option, however, does not include for a Community facility and takes on a degree of risk with further intrusive investigations required and an element of unknowns still to be determined which could add significant cost and delay to the project.

Option 2, whilst not currently the cheapest option, provides for all three separate functions and is the cheapest of the new build options. The Planning Authority consider this to be their preferred new build option and it carries less risk of unknowns with the demolition of block B.

Option 7 provides a new building for the school and a corner block made safe at present. No costs are included here for the refurbishment of the corner block. These would be identified as the future of this element is developed with future users.

Options 8 and 9 provide the necessary requirements for the school and an occupiable space to Block A. Whilst there would be no decoration/floor finishes within Block A, these options would allow future users to begin using the building almost immediately and also allow them to alter and adjust the interior to suit their specific needs.

Appendices

7.1 Accommodation Schedule

7.2 Scope of Works

7.3 M+E Engineer's Report

7.4 Structural Engineer's Report

7.5 Existing Drawings

7.6 Condition Surveys

7.7 Asbestos Reports

7.8 Utilities Plans

7.9 Construction Cost Build Up

7.10 Project Cost Build Up

7.1 Accommodation Schedule

Appendix 1

Scope of Long Term Accommodation Requirements

Room	No. of rooms	Area (m2)	Total Area (m2)
Nursery - 40/40 with 15 under threes			
3-5 Playroom	1	102	102
2-3 Playroom	1	46	46
Office/Base	1	15	15
Parent Room	1	25	25
DDA WC	1	4	4
WC x 2	1	5	5
Kitchen	1	12	12
Secure Store 3-5	1	15	15
Secure Store 2-3	1	10	10
Cleaner Store	1	3	3
Baby Change	1	3	3
Toilet 3-5	1	23	23
Toilet 2-3	1	13	13
Cloak areas 3-5	1	25	25
Cloak areas 2-3	1	10	10
Total Net Area			311
Plant			5
Circulation			42
Total Nursery Area			358m2
New Gym Hall			
Gym Hall	1	180	180
Gym Store	1	11	11
Chair Store	1	11	11
Male WC	1	3	3
Female WC	1	3	3
Accessible WC	1	5	5
Office	1	6.5	5.5
Female Change	1	12.5	12.5
Male Change	1	12.5	12.5

Room	No. of rooms	Area (m2)	Total Area (m2)
WC Lobby	1	3.5	3.5
Lobby	1	15.5	15.5
Cleaner Store	1	3	3
Total Net Area			265.5
Plant			8.5
Circulation			5
Total Gym Hall Area			279m2
Community Facilities			
Multi Function Room	3	54	162
Multi Function Room	1	60	60
Office	1	5	5
Male WC	1	3	3
Female WC	1	3	3
Accessible WC	1	5	5
Baby Change	1	5	5
Storage	1	10	10
Total Net Area			253
Plant and circulation (25%)			51
Total Community Space Area			304m2
Overall Total Area Required			941m2

DRAFT Note Re Community Facilities in New Build

18/02/2015

Present: Colin, Jackie, Carole, Nicola, Rab

Duncan Place Resource Centre programme was predominately arts/cultural based, with participants of all ages taking part in creative activities that included digital (IT), drama, drawing, jewellery making, dance, acting, music etc. No other facility in Leith offered such a generic arts/culture based programme for all abilities. This uniqueness is the added value that DPRC brought to Leith and any new community resource should reflect this.

The following was agreed re community use in any new build;

- The building should have one entrance leading to all the different facilities
- Is it 1 or 2 storeys high?
- A communal small 'quiet' room should be part of the complex; this would be used for early years, teachers and tutors etc to have 1 to 1's, quiet time with a child/parent/community user. The room should be close to office.
- Shared office space.
- Adult Toilets
- Storage (Leith Corridor model)
- Building should be environmentally sound and if possible cost neutral re utility costs (electric/gas).
- School Gym – could it also double as a drama studio? Gym flooring has to be suitable for different uses.
- 3 x Multi Functional rooms (MFR) (6m x 9m = 54m²)
- 1 x Multi Functional Room (6m x 10m = 60m²) This MFR should have partition wall that can half the space.

MFR's should all have power and data point strip, sink and worktop with power socket just above sink height for kettles etc, 1 or 2 of the MFR's should have a mirrored wall, flooring should be appropriate for multi use.

1 x MFR should have U5 toilets with baby changing facility and storage for Parent & Toddler equipment. Could this be addressed through Early Years element?

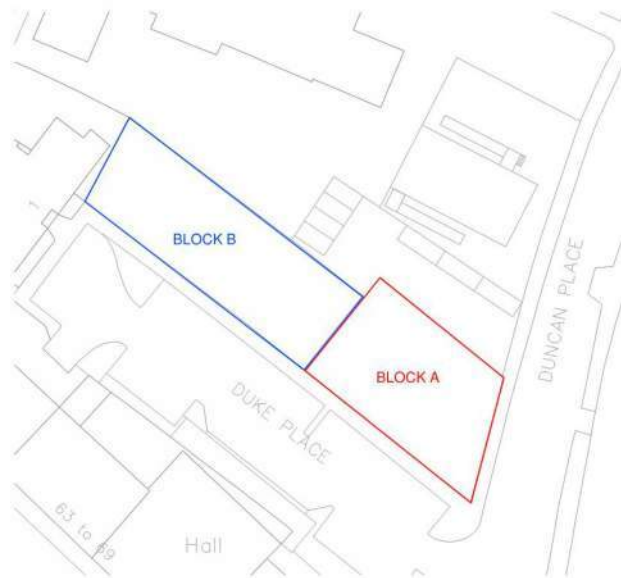
Colin, Jackie, Carole, Nicola, Rab

7.2 Scope of Works

Duncan Place Resource Centre
Feasibility Report

Refurbishment

Description of Works – 11.08.15 Rev C



Block A

Works required to "Make Safe" and allow for future development (OPTIONS 1, 4 + 7)

External

- Strip off existing loose & friable render finish (Allow 15% of rendered areas)
- Localised repair of existing rainwater goods (Allow 20%)
- Carry out localised repairs to existing window cills where applicable (Allow 50% of cills)
- Carry out localised repairs to brick work (Allow 10% of brick area)
- Inspect, test and clean existing below ground drainage

Roof

- Carry out localised repairs to slate and sarking (Allow for 20% of slate area)
- Strip back existing dormers to frame
- Reinstall dormer cladding in roofing felt
- Carry out localised repairs to existing roof structure (Allow for 1m new timber replacement of joist end to 30% of roof area)
- Carry out localised repairs to felt flat roof (Allow for 20% of flat roof area)
- Carry out localised repairs to existing skylights (Allow for 25%)
- Carry out localised repairs to hidden gutter (Allow for 50% lined with roofing felt)
- Take 1no. existing chimney below roof level and vent accordingly

Internal Works

- Carry out localised repair works to floor joists at connection to external wall
- Replace areas of floor boards damaged by water ingress (Allow for 1m new timber replacement of floor board to 20% of floor area)
- Test existing above ground rainwater drainage systems and stacks
- Carry out repairs to existing windows. Replace only where absolutely necessary
- Repair cills where required (allow 25% of windows)
- Provide frost protection as to unoccupied areas (Refer to M+E design)
- Provide minimal fire/intruder to unoccupied areas (Refer to M+E design)
- Install additional structure to tie into existing structure to minimise movement as per Structural engineer's design
- Drain down water system
- Shut off water at street toby

Block A

Works required to bring up to standard for ground floor occupation (OPTIONS 2 + 5)

External

- Strip off existing render finish
- Re-render areas stripped
- Paint all render areas
- Localised repair of existing rainwater goods. Allow for 30% replacement of C.I. gutters and down pipes
- Carry out localised repairs to existing window cills where applicable (Allow 50% of cills)
- Install new cill detail to windows where unsuitable cill is currently installed (Allow 25% of cills)
- Carry out localised repairs to brick work (allow 20% of brick area)
- Inspect, test and clean existing below ground drainage
- Remove existing surface mounted trunking to external lighting/alarm system
- Remove existing external lighting and alarm system
- Localised repairs to tarmac access road and new 40mm wearing course over entire area
- Remove existing external ramp and stairs
- Install compliant stair and ramp
- Install new external lighting

Roof

- Strip off existing slates and set aside for re-use
- Strip off any rotten existing sarking boards and make good with new sarking to match existing (Allow 50%)
- Strip back existing dormers to frame
- Strip off existing felt flat roof and sarking
- Remove existing skylights
- Carry out localised repairs to existing roof structure (refer to SE)
- Strip and renew hidden gutter detail along full length
- Install new plywood substrate and new insulated bituminous felt system
- Install new skylights where required
- Install retained slates on breather membrane to mansard roof
- Reinstate dormers to original form
- Take 1no. existing chimney below roof level and vent accordingly

Internal Works – to unoccupied 1st and 2nd floor

- Carry out localised repair works to floor rafters at connection to external wall (Allow 15%)
- Test existing above ground drainage systems and stacks
- Isolate and drain water system on upper floors
- Provide frost protection as per M+E design to unoccupied areas
- Provide minimal fire/intruder alarm as per M+E design to unoccupied areas
- Install additional structure to tie into existing structure to minimise movement as per Structural engineer's design

Internal Works – for bespoke Community Space

- Carry out localised repair works to floor rafters at connection to external wall (Allow 10% @ 1m long)
- Replace areas of brickwork where damaged by water ingress
- Replace areas of floor boards damaged by water ingress
- Strip any existing external wall linings entirely and renew with insulation and Duraline plasterboard throughout
- Localised repairs to floor where damaged/disturbed
- Test existing above ground drainage systems and stacks
- Remove existing heating system and associated pipework
- Remove existing power/lighting back to incoming mains
- Remove existing data system back to cabinet
- Replace existing windows to match existing so far as possible including double glazing and install new cills
- Remove non-loadbearing internal walls as per Architect's information
- Install new structural elements as per Structural engineer's information and remove loadbearing elements accordingly
- Form new rooms in 150mm internal partitions in metal studwork and 1no. layer Duraline board to each side
- Install new heating system as per Mechanical Engineer's proposals
- Install new power/lighting as per Electrical Engineer's proposals
- Install new data system as per Electrical Engineer's proposals
- Provide fully compliant intruder alarm
- Provide fully compliant fire alarm
- Install new vinyl floor finish throughout
- Install new doorsets and ironmongery throughout
- Install new sanitary ware and associates cubicles/vanities
- Install new tea prep areas
- Decoration throughout
- Install folding/sliding partition to 60m2 room to allow sub-division
- Install new suspended ceiling in proprietary lay in grid system with 200mm quilt insulation above

Block A

Works required to bring full block up to current regulations and make occupiable (OPTIONS 3 + 6)

External

- Strip off existing render finish
- Re-render areas stripped
- Paint all render areas
- Localised repair of existing rainwater goods. Allow for 30% replacement of C.I. gutters and down pipes
- Decorate external RW goods
- Carry out localised repairs to existing window cills where applicable
- Install new cill detail to windows where unsuitable cill is currently installed
- Carry out localised repairs to brick work (allow 20% of brick area)
- Inspect, test and clean existing below ground drainage
- Remove existing surface mounted trunking to external lighting/alarm system
- Remove existing external lighting and alarm system
- Localised repairs to tarmac access road and new 40mm wearing course over entire area
- Remove existing external ramp and stairs
- Install compliant stair and ramp
- Install new external lighting

Roof

- Strip off existing slates and set aside for re-use
- Strip off existing sarking board (Allow 50%)
- Strip back existing dormers to frame
- Strip off existing felt flat roof
- Remove existing skylights
- Carry out localised repairs to existing roof structure (refer to SE)
- Strip and renew hidden gutter detail along full length
- Install new plywood substrate and new mineral felt roofing system
- Install new skylights where required
- Install new sarking board
- Install retained slates on breather membrane to mansard roof. Import new slates as necessary/salvage from demolitions including new lead flashings etc.
- Reinstall dormers
- Take 1no. existing chimney below roof level and vent accordingly

Internal Works – to full block

- Carry out localised repair works to floor joists at connection to external wall (Allow 10% @ 1m long)
- Replace areas of brickwork where damaged by water ingress
- Replace areas of floor boards damaged by water ingress
- Strip any existing wall linings and renew with insulation and plasterboard
- Test existing above ground drainage systems and stacks
- Replace existing windows to match existing so far as possible including double glazing and install new cills

- Install additional structure to tie into existing structure to minimise movement as per Structural engineer's design
- Remove existing heating system and associated pipework
- Remove existing power/lighting back to incoming mains
- Remove existing data system back to cabinet
- Install new heating system as per Mechanical Engineer's proposals
- Install new power/lighting as per Electrical Engineer's proposals
- Install new data system as per Electrical Engineer's proposals
- Provide fully compliant intruder alarm
- Provide fully compliant fire alarm
- Install new vinyl floor finish throughout
- Install new sanitary ware and associated cubicles/vanities
- Install new tea prep areas
- Form lift shaft and associated items for new compliant lift to all floors
- Install compliant accessible WC to each floor
 - o Existing WC may have to be enlarged
- Repair/replace/upgrade internal doors where required
 - o Review fire strategy for Fire Doors
- Decoration throughout

Block A

Works required to make occupiable (OPTIONS 8 + 9)

External

- Strip off existing loose & friable render finish (Allow 25% of rendered areas) and re-render
- Carry out localised repairs to existing window cills where applicable (Allow 50% of cills)
- Paint all render areas
- Localised repair of existing rainwater goods. Allow for 30% replacement of C.I. gutters and down pipes
- Decorate external RW goods
- Install new cill detail to windows where unsuitable cill is currently installed
- Carry out localised repairs to brick work (allow 20% of brick area)
- Inspect, test and clean existing below ground drainage
- Remove existing surface mounted trunking to external lighting/alarm system
- Remove existing external lighting and alarm system
- Localised repairs to tarmac access road
- Locally modify existing external ramp and stairs
- Install new external lighting

Works NOT included

- Fully compliant access ramp

Roof

- Strip off existing slates and set aside for re-use
- Strip off existing sarking board (Allow 50%)
- Strip back existing dormers to frame
- Strip off existing felt flat roof
- Remove existing skylights
- Carry out localised repairs to existing roof structure (refer to SE)
- Strip and renew hidden gutter detail along full length
- Install new plywood substrate and new mineral felt roofing system
- Install new skylights where required
- Install new sarking board
- Install retained slates on breather membrane to mansard roof. Import new slates as necessary/salvage from demolitions including new lead flashings etc.
- Reinstate dormers
- Take 1no. existing chimney below roof level and vent accordingly

Internal Works – to full block

- Carry out localised repair works to floor joists at connection to external wall (Allow 10% @ 1m long)
- Replace areas of brickwork where damaged by water ingress
- Replace areas of floor boards damaged by water ingress
- Strip any existing wall linings and renew with insulation and plasterboard (excluding existing staircase)
- Test existing above ground drainage systems and stacks

- Replace existing windows to match existing so far as possible including double glazing and install new cills
- Install additional structure to tie into existing structure to minimise movement as per Structural engineer's design
- Remove existing heating system and associated pipework
- Remove existing power/lighting back to incoming mains
- Remove existing data system back to cabinet
- Install new heating system as per Mechanical Engineer's proposals
- Install new power/lighting as per Electrical Engineer's proposals
- Provide fully compliant fire alarm
- Form lift shaft and associated items for new compliant lift to all floors
- Install compliant accessible WC to each floor
 - o Existing WC may have to be enlarged
- Review fire strategy for Fire Doors

Works NOT included

- New data installation
- New Intruder alarm
- New floor finishes
- New sanitaryware
- New tea prep areas
- Decoration throughout

Block B

Works required to bring block up to current regulations and make occupiable (OPTIONS 4, 5, 6 + 9)

External

- Strip off existing render finish
- Re-render areas stripped
- Paint all render areas
- Decorate external RW goods and retained handrails etc.
- Localised repair of existing rainwater goods. Allow for 30% replacement of C.I. gutters and down pipes
- Carry out localised repairs to existing window cills where applicable
- Install new cill detail to windows where unsuitable cill is currently installed
- Carry out localised repairs to brick work (allow 20% of brick area)
- Inspect, test and clean existing below ground drainage
- Remove existing surface mounted trunking to external lighting/alarm system
- Remove existing external lighting and alarm system
- Remove existing signage and notice boards
- Remove external escape stair
- Remove metal grills to ground floor windows

Roof

- Strip off existing slates and set aside for re-use
- Strip off existing sarking board (Allow 50%)
- Remove existing skylights
- Carry out localised repairs to existing roof structure (refer to SE)
- Strip and renew hidden gutter detail along full length
- Install new skylights where required
- Install new sarking board
- Install retained slates on breather membrane to roof and include new lead flashings etc.

Internal Works – to whole block

- Carry out localised repair works to floor rafters at connection to external wall (Allow 10% @ 1m long)
- Replace areas of brickwork where damaged by water ingress
- Replace areas of floor boards damaged by water ingress
- Strip any existing external wall linings entirely and renew with insulation and Duraline plasterboard throughout
- Test and repair existing above ground drainage systems and stacks
- Replace existing windows and install new cills
- Install additional structure to tie into existing structure to minimise movement as per Structural engineer's design
- Remove existing heating system and associated pipework
- Remove existing power/lighting back to incoming mains
- Remove existing data system back to cabinet
- Form new communal escape stair
- Decorate throughout

Internal Works – to form new Nursery

- Remove non-loadbearing internal walls as per Architect's information
- Install new structural elements as per Structural engineer's information and remove loadbearing elements accordingly
- Form new rooms in 150mm internal partitions in metal studwork and 1no. layer Duraline board to each side
- Install new heating system as per Mechanical Engineer's proposals
- Install new power/lighting as per Electrical Engineer's proposals
- Install new data system as per Electrical Engineer's proposals
- Provide fully compliant intruder alarm
- Provide fully compliant fire alarm
- Install new doorsets and ironmongery throughout
- Install new sanitary ware cubicles/vanities
- Install new kitchen
- Install new fence to create external play area
- Provide new surfacing to external play area
- Install new entrance door
- Install 3no. new windows replacing existing doors. New infill up to cill height.
- Install 2no. new doors for access to play area from class rooms replacing existing windows. Wall from cill height to ground to be removed
- Decorate throughout
- Inspect an repair existing ceiling (Allow 30%)

Internal Works – to form new Gym Hall

- Remove existing stairwell to west of building
- Remove non-loadbearing internal walls as per Architect's information
- Install new structural elements as per Structural engineer's information and remove loadbearing elements accordingly
- Form new staircase.
- Install new lift suitable for moving gym equipment
- Form new rooms in 150mm internal partitions in metal studwork and 1no. layer Duraline board to each side
- Install new heating system as per Mechanical Engineer's proposals
- Install new power/lighting as per Electrical Engineer's proposals
- Install new data system as per Electrical Engineer's proposals
- Install new doorsets and ironmongery throughout
- Provide fully compliant intruder alarm
- Provide fully compliant fire alarm
- Install new sanitary ware cubicles/vanities
- Install suitable flooring for gym area with associated line marking
 - o Vinyl may be sufficient but confirm with school/Sports Scotland
- Install gym equipment (£25k as per Blackhall Gym Hall)
- Install internal protection to windows
- Decoration throughout
- Install 300mm quilt insulation above ceiling in roof space
- Inspect an repair existing ceiling (Allow 30%)