

**REPORT TO :** RECESS SUB-COMMITTEE, 6<sup>TH</sup> AUGUST, 2001  
**REPORT ON :** MORGAN ACADEMY REINSTATEMENT – PROGRESS REPORT  
**REPORT BY :** CITY ARCHITECTURAL SERVICES OFFICER AND CITY ENGINEER  
**REPORT NO:** 482-2001

## **1.0 PURPOSE OF REPORT**

- 1.1 To provide an update on the current condition of the fire damaged Morgan Academy and the suitability for reinstatement.
- 1.2 To provide a progress report on initial design proposals and development of the Director of Education's brief and the feasibility of accommodating these requirements within the footprint of the existing site at Forfar Road.

## **2.0 RECOMMENDATIONS**

### **2.1 Committee is asked to:-**

- 2.1.1 Note the contents of this report.
- 2.1.2 Approve the reinstatement of Morgan Academy on the existing Forfar Road site all in accordance with the Director of Education's brief as per the agreed Schedule of Accommodation at Appendix 'A'.
- 2.1.3 Instruct the Director of Education, in conjunction with the City Architectural Services Officer, the City Engineer and Historic Scotland to commission and undertake full design proposals for the building of a replacement school within the existing Morgan Academy site and to ensure the retention of these remaining facades of the existing building.
- 2.1.4 Instruct the Director of Education, in conjunction with the City Architectural Services Officer, to invite interest from contractors for the rebuild project and to procure the successful contractor, through interviews and assessment, as a suitable partner for this project.
- 2.1.5 Agree the purchase of a 'Structural Defects Insurance' as proposed by the Council's Risk Management Officer.
- 2.1.6 Agree the Programme of Works for the rebuilding of Morgan Academy from inception to completion, all as detailed in Appendix 'B'.

## **3.0 FINANCIAL IMPLICATIONS**

- 3.1 The Loss Adjusters, McLarens and Topliss, appointed by the insurers, are still assessing the financial implications of the fire and are working in close cooperation with Dundee City Council officials. The insurance company have confirmed that they will meet the reinstatement costs of Morgan Academy.

#### 4.0 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 Morgan Academy is a Grade A listed building of ornate detail and design and is consequently regarded as being of national importance. The restoration of three facades of the original building will help to address the Key Theme of 'Diversity and Local Distinctiveness are valued and protected'.

#### 5.0 EQUAL OPPORTUNITIES IMPLICATIONS

Provision will be made to accommodate Disability Access issues in the new building.

#### 6.0 BACKGROUND

##### 6.1 Structural Condition

- 6.1.1 Following the fire on 21 March 2001, the building was handed over to the City Engineer by the Fire Brigade at 11.00 am on Friday the 23 March 2001. Due to the extensive damage sustained by the structure the City Engineer declared the school a 'Dangerous Building' under Section 13 of the Building (Scotland) Act 1959. The perimeter of the site was secured using Heras fencing to prevent unauthorised entry to the building and 24 hour security was arranged to enforce this matter.
- 6.1.2 The City Engineer appointed the contractor Safedem Ltd to carry out emergency duntakings of loose stonework, slates and other roofing materials from the perimeter of the building.
- 6.1.3 Having taken care of the immediate public safety issues, attention was moved to assessing the overall condition of the remaining shell to determine to what extent it could be saved from demolition.

A detailed inspection of the building was carried out using remote access equipment. These inspections were carried out by the City Engineer and involved representatives from Historic Scotland, Dundee City Council's Conservation Officer and the loss adjuster acting on behalf of the insurance company. In addition, the City Engineer sought advice from the City Architectural Services Officer and the specialist architect Simpson and Brown.

Following a number of meetings over a two week period it was determined that:

- the south, east and west elevations could be retained;
- areas of vulnerable masonry should be carefully removed and set aside for re-use;
- exposed wallheads to be retained should be protected to avoid the further ingress of moisture;
- facade retention scaffolding should be erected at specific areas on the west, south and east elevations to ensure the long term stability of these external walls; and
- the majority of the internal structure, with the exception of the east wing would be demolished.

- 6.1.4 Safedem Ltd were instructed to carry out the dountaking of the vulnerable sections of masonry. Safedem Ltd have employed the company Hunter and Clark (stonemasons) to assist in the process of dountaking. This masonry was carefully marked and recorded in order that it could be properly re-built at a later date. Initially the work of recording the details of stonework was carried out by the City Council's conservation official, however very soon after, this task was remitted to Simpson and Brown. A storage yard for the recovered masonry has been established on the lawn and details of all masonry will be recorded within a database. The work of removing vulnerable masonry is now complete.

In order to protect the exposed wallheads of elevations to be retained, Safedem Ltd were instructed to install temporary protections system utilising visqueen. This will prevent further moisture entering the wallheads and allow them to begin the drying out process. This work has been completed as far as it is safe to do so at present.

- 6.1.5 A proposal for facade retention scaffolding to stabilise any remaining sections of vulnerable masonry was prepared by the City Engineer and offers invited from two specialist companies to design and install such a system. As a result SGB Contracts Ltd were appointed to carry out this work. The facade retention scaffolding was completed towards the end of May 2001.

- 6.1.6 A contract document was prepared by the City Engineer for the demolition and removal of the internal areas of the building considered to be unsafe. Tenders for this work were returned on 25 April 2001 and reported to a special Education Committee on 30 April 2001.

Demolition of the internal elements commenced on 7 May 2001 and is ongoing. As expected the condition of the internal elements of the building is precarious and the demolition is being undertaken in a measured and careful manner.

Given the current rate of progress it is anticipated that these works will take until the end of July to substantially complete.

## 6.2 **New School Accommodation**

- 6.2.1 Once the pupils had been relocated to Lawton Road and the City Engineer had come to the conclusion that the three main elevations could be retained and incorporated into a new building meetings were arranged to discuss the requirements for the new building.

This new building for all intents and purpose would be contained within the footprint of the existing building. The possible exception to this would be the north boundary where the original wall dating from the 1915 extension would have to be demolished for structural reasons and was architecturally less important than the other three. Historic Scotland concurs with this view and so there is limited opportunity to extend beyond the original plan form.

A survey of the fire damaged property found that the extension, opened in 1994, had suffered comparatively little damage and apart from some smoke and water damage was capable of being incorporated into a new school. This extension provides the Art Department, Modern Language Department, Craft, Design and Technology Department, Music Department, Home Economics Department,

Social and Dining area the Library and toilets for the pupils This building also has a lift for the disabled.

Meetings were held between the Senior Education Manager, the Rector, the Education Department's Property Officer and representatives from Architectural Services.

The most recent record of the school roll was in September 2000 when it stood at 985. The roll of 1000 was therefore taken as a guide and the 1994 extension was based on a school of that size.

- 6.2.2 The School, or original hospital building has stood on the site since 1868 and the site has been well defined by Forfar Road and Pitkerro Road with private housing and a bowling green to the north. The site is definitive and cannot be extended. Historic Scotland regards the large grass triangle in front of the school as an important part of townscape and previous attempts to build or even park cars on it have been unsuccessful. It is considered that Historic Scotland's view will not have changed.

At the outset it therefore has to be acknowledged that the site is smaller than would be required for a school of 1000 pupils. A site excluding playing fields of approximately six acres would be required for a new school. The Morgan site is approximately four acres.

- 6.2.3 A historic building such as Morgan does not provide, nor can easily be adapted to provide, the large spaces required in the modern curriculum for physical education. DISC (Dundee International Sports Centre) originally planned in the era of Tayside Regional Council, was seen as Morgan Academy Phase 2 Extension, providing the physical educational needs for a modern school. It is not possible to provide these facilities on the existing Forfar Road site. While these facilities are adequately provided at DISC, it immediately results in a split school site where the children have to cross back and forth Forfar Road and Mains Loan. The third Morgan site is the playing fields at Morgan Road where an even longer walk is involved in accessing this facility from the School. Just as it is not possible to locate the PE facilities on the school site it is also not possible to locate the playing fields.

Therefore what can be realistically aimed at providing on the site is the educational and administration accommodation for a modern school to meet the changing educational curriculum.

- 6.2.4 The Rector provided a schedule of accommodation for that which had existed in the original building prior to the fire. In addition areas such as Drama and S6 common room were identified, as areas that were not present before but which are desirable. A shortage of department bases Assistant Rector's rooms and interview rooms were also noted. It was confirmed that while the area of many spaces fell below the area now required, the actual number of spaces was adequate, eg while many of the science laboratories were below the 65 square metres required, the number of laboratories was sufficient. That schedule was then developed with modern areas allowed and is attached for information.

- 6.2.5 The existing drawings and sections were examined and while the north part of the building had three stories, the majority of the building was two storey. The storey heights were high and initial investigation confirms that within the original profile of the building it will be possible to erect a modern building of three storeys. First floor level would remain more or less at the same level so as not to affect windows, but it will be possible to create a third level within what was the original roof space. This third floor will be crucial in providing adequate accommodation.
- 6.2.6 Of the attached schedule it is likely that there will be a shortfall in general classroom accommodation of five classrooms. It was felt by the Education department that with consideration given to timetabling this could be overcome and adequate accommodation could be provided to meet the modern needs of Morgan Academy. Management measures for controlling the school role have already been put in place and by the time the school is rebuilt these measures will have taken effect. The projected role is between 850 and 900.

### 6.3 Re-Building Programme and Costs

#### 6.3.1 *Proposed Programme*

The proposed programme is detailed at Appendix 'B' and aims to have the School operational by August 2004. A detailed assessment is required to be carried out on the stonework at an early date to identify the extent of the rebuild and confirm that this can be accommodated with the proposed programme. An early appointment of the stonework sub-contractor and an early start-on-site for this work will assist in achieving the target completion date.

#### 6.3.2 *Partnering*

Because of the short timescale to complete this work, and the need for a co-ordinated approach to problem solving, it was agreed that the Contractor be procured to act in a partnering agreement.

#### 6.3.3 *Costs*

All costs relating to the reinstatement of Morgan Academy will be met from insurance monies.

### 7.0 CONCLUSION

- 7.1 By July 2001 all of the demolition works and downtakings will be complete. This will leave the external shell of the west and south wing reasonably intact with the exception of masonry which has been removed and set aside for re-use. The remaining shell will be structurally capable of being retained and incorporated into any new building, although special care will be required in detailing between the old and new structures.
- 7.2 On completion of the above works the building will no longer be considered 'Dangerous' under Section 13 of the Building (Scotland) Act. However it is essential that an appropriate level of security be provided to prevent unauthorised entry to the remaining building.

- 7.3 Works on the reinstatement and building of the new school can be started at any time following the completion of the above. Until this work is commenced, it will be necessary for the City Engineer to carry out regular inspections of the remaining structure, including the temporary facade support systems carried out. Such inspections should be carried out on a monthly basis.
- 7.4 The replacement building can be designed to be accommodated within the site of the original building and to meet the brief and timescale of the Director of Education.
- 7.5 In order to meet the provisional programme to have the new school operational by August 2004, it will be necessary to have the building works carried out under a Partnering Agreement with an appropriate Contractor.

8.0 **CONSULTATION**

- 8.1 The Director of Support Services, Finance and Education have been consulted on the contents of this report.

9.0 **BACKGROUND PAPERS**

- 9.1 No background papers as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

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City Architectural Services Officer

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City Engineer

JP/YM

12.06.01

**APPENDIX 'A'**

<b>MORGAN ACADEMY</b>					
					NOTES
Schedule of accommodation					
<b>Mathematics</b>					
No of classrooms	8	56 sq. metres	448 sq. metres		
Staff base	1	30 sq. metres	30 sq. metres		
Store	1	40 sq. metres	40 sq. metres		
				518 sq.metres	
<b>Religious Education</b>					
No of classrooms	2	56 sq. metres	112 sq. metres		
Staff base	1	15 sq. metres	15 sq. metres		
Store	1	10 sq. metres	10 sq. metres		
				137 sq.metres	
<b>Business Education</b>					
No of classrooms	3	60 sq. metres	180 sq. metres		20 class size x 3 sq. m per person
Staff base	1	15 sq. metres	15 sq. metres		
Store	1	15 sq. metres	15 sq. metres		
				210 sq.metres	
<b>Social Education</b>					
No of classrooms	1	56 square metres.	56 sq. metres.		
				56 sq.metres	
<b>English</b>					
No of classrooms	8	56 square metres.	448 sq. metres		
Staff base	1	30 sq. metres	30 sq. metres		
Store	1	40 sq. metres	40 sq. metres		
				518 sq.metres	
<b>Computing</b>					
No of classrooms	3	60 sq. metres	180 sq. metres		20 class size x 3 sq. m per person
Staff base	1	15 sq. metres	15 sq. metres		
Store	1	15 sq. metres	15 sq. metres		
				921 sq.metres	
<b>History</b>					
No of classrooms	3	56 sq. metres.	168 sq. metres		
Staff base	1	15 sq. metres	15 sq. metres		
Store	1	15 sq. metres	15 sq. metres		
				198 sq.metres	
<b>Geography</b>					
No of classrooms	2	56 sq. metres.	112 sq. metres.		
Staff base	1	15 sq. metres	15 sq. metres		
Store	1	10sq. Metres	10sq. Metres		
				137 sq.metres	
<b>Modern Studies</b>					
No of classrooms	2	56 sq. metres.	112 sq. metres.		
Staff base	1	15 sq. metres	15 sq. metres		
Store	1	10sq. Metres	10sq. Metres		
				137 sq.metres	

<b>Science</b>					
No of classrooms	10	65 sq. metres	650 sq. metres		
Staff base	1	35 sq. metres	35 sq. metres		
physics store	1	15 sq. metres	15 sq. metres		
chemical store	1	15 sq metres	15 sq metres		
central store	1	56 sq metres	56 sq metres		to include technician base
Biology store	1	15 sq metres	15 sq metres		
				786 sq.metres	
<b>Learning Support</b>					
No of classrooms	5	25 square metres.	125 sq. metres		perhaps 6 rooms incertain whether in one group or spread throughout building
Staff base	1	30 sq. metres	30 sq. metres		to allow for 8 staff
Store	1	10sq. Metres	10sq. Metres		
				165 sq.metres	
<b>Administration</b>					
Central office	1	60 sq. metres	60 sq. metres		to allow for 6 staff
Rector' office	1	25 sq. metres	25 sq. metres		board room/meeting room adjacent as at Grove etc.
Depute Rector's office	1	20 sq. metres	20 sq. metres		
Assistant Rectors offices	4	15 sq. metres	60 sq. metres		
Admin Assistant's office	1	12 sq. metres	12 sq. metres		
Interview rooms	3	15 sq. metres	45 sq. metres		
Caretaker's base and store	1	30 sq. metres	30 sq. metres		
Staffroom	1	100 sq. metres	100 sq. metres		
Staff toilets Male		5	25 sq. metres		
Staff toilets Female		5	25 sq. metres		
Boys toilets		14 required	65 sq. metres		Total required for 1000 role is 24 plus 24 whb's. All toilets possibly in one central provision
Girls toilets		14 required	65 sq. metres		Total required for 1000 role is 24 plus 24 whb's
Disabled facility	2	4 sq. metres	8 sq. metres		Possibly for severely disabled
Medical room	1	20 sq. metres	20 sq. metres		
House rooms	4	15 sq. metres	60 sq. metres		Guidance staff bases
Reprographic room	1	60 sq. metres	60 sq. metres		senior technician based here
				680 sq.metres	
Drama Area	1	56sq. Metres	112 sq. Metres		No drama area at present. Provided as part of multi purpose assembly hall
S6 common room	1	56 sq. metres	56 sq. metres		No S6 area at present.
social areas	4	56 sq. metres	224 sq. metres		No social areas at present. Provided as part of multi purpose assembly hall.
				392 sq. metres	
Assembly Hall	1	500 sq. metres	500 sq. metres		
				500 sq.metres	
Plant Room	1	60 sq. metres	60 sq. metres	60 sq. metres	
cleaners store					
			<b>SUB TOTAL</b>	<b>4704 sq.metres</b>	
Circulation allowance 15%			706 sq. metres		
			<b>TOTAL</b>	<b>5410 sq.metres</b>	

# MORGAN ACADEMY.

Immediate action required is appointment of Consultants.

JUNE	JULY	AUGUST.	SEPTEMBER.	OCTOBER.	NOVEMBER.	DEC.	JAN.	FEBRUARY.	MARCH.	APRIL	MAY 2002	MAY 2004	AUG 2004
Sketch proposals prepared													
Stone survey and assessment of stone													
Partnering contractor and specialist sub contractors appointed			Assist in cost build up										
			Probable cost prepared and approved					Stone mason starts to source new stone Steel could be ordered					
				Detail drawings prepared GMP started to be built up			Detailed drawings to continue on Partnering basis.						
								Listed building consent Building warrant GMP agreed					
											ON SITE		
											Occupation Aug.2004		