

REPORT TO: EDUCATION COMMITTEE - 15 NOVEMBER 2004

REPORT ON: ST JOHN'S RC HIGH SCHOOL – REFURBISHMENT AND EXTENSION (PARTNERING)

REPORT BY: DIRECTOR OF EDUCATION AND CITY ARCHITECTURAL SERVICES OFFICER

REPORT NO: 755-2004

1.0 PURPOSE OF REPORT

1.1 This report seeks approval to undertake refurbishment works and to extend St John's RC High School.

2.0 RECOMMENDATIONS

2.1 The Education Committee is asked to approve:

- (i) refurbishment works and an extension to St John's RC High School at an estimated cost of £11.5m inclusive of professional fees for construction and fixtures and finishings but excluding furniture.
- (ii) that the City Architectural Services Officer be authorised to negotiate a contract within the overall allowance for construction works of £11.5m under a partnering arrangement with an appropriate contractor and that the Depute Chief Executive (Support Services) in conjunction with the Director of Education issue an acceptance for this contract.

3.0 FINANCIAL IMPLICATIONS

3.1 The total capital cost of the St John's RC High School refurbishment and extension has increased to £11.5m, which is £950K higher than the figure included in the approved Capital Plan 2003-07. The additional cost of £950K will generate additional finance charges of £62K per annum commencing in the financial year 2006/07. The Education Department will be able to contain the additional expenditure of £62K due to savings generated by the projected fall in school rolls.

4.0 LOCAL AGENDA 21 IMPLICATIONS

4.1 The refurbished school will incorporate sustainability in its design and will ensure that materials from renewable sources and renewable energy provisions are used wherever possible and within cost limits.

4.2 The key themes of Agenda 21 will be addressed and include:

- resources are used efficiently and waste is minimised.
- access to facilities, services, goods and people is not achieved at the expense of the environment and are accessible to all.

5.0 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 The provisions of the Disability Discrimination Act will be incorporated into the design of the refurbished school thereby ensuring barrier free access for all to the new facilities.

6.0 BACKGROUND

6.1 At the Education and Policy and Resources Committee meetings on 31 March 2003, approval was given to a revised content for the proposed Dundee Schools PPP Project (Report No 260-2003 refers). The major changes from the Original Outline Business Case (O.B.C.) submitted in December 2001 included inter alia the exclusion of the St John's RC High School refurbishment and extension project, with these projects being funded from non PPP sources, eg School Estate Strategy grant, capital receipts and long term borrowing.

7.0 SCOPE OF THE PROPOSAL

7.1 It is proposed that the refurbishment and extension be undertaken in accordance with the outline schedule of accommodation attached as Appendix 1 to this report. A site plan is also attached.

7.2 This schedule of accommodation was devised following a programme of meetings with the Head Teacher, subject specialists and other staff within the school. The School Board was also fully consulted.

8.0 CONSULTATIONS

8.1 The Chief Executive and the Depute Chief Executives (Finance) and (Support Services) have been consulted during the preparation of this report.

9.0 BACKGROUND PAPERS

10.1 None

ANNE WILSON
Director of Education

JOHN PORTER
City Architectural Services Officer

5 November 2004

AW/GRP/EAG

APPENDIX 1

DUNDEE CITY COUNCIL ARCHITECTURAL SERVICES DIVISION

Project No: 04-6047

Project: Redevelopment of
St John's RC High School

Client: Director of Education

PROJECT DESCRIPTION

The proposals principally include the provision of two new-build blocks with some minor scale refurbishment works within the Iona building. The existing two-storey house blocks are to be demolished.

The main classroom provision will be located within a modern and contemporary designed four-storey extension to the South. Community provision will be provided within a new-build block to the North incorporating a swimming pool, dance/fitness studio and changing facilities.

OUTLINE SCHEDULE OF ACCOMMODATION

English	572m ²	(8 classrooms + support accommodation)
Modern Languages	312m ²	(5 classrooms + support accommodation)
Mathematics	572m ²	(8 classrooms + support accommodation)
Social Studies	523m ²	(7 classrooms + support accommodation)
RE / PSE	306m ²	(4 classrooms + support accommodation)
Science	1050m ²	(10 laboratories, VI lab + support accommodation)
Home Economics	248m ²	(3 classrooms + support accommodation)
Art	500m ²	(5 practical rooms + support accommodation)
Drama	160m ²	(2 classrooms/studio + storage)
Music	214m ²	(2 classrooms + support accommodation)
Computer Studies	240m ²	(3 classrooms + support accommodation)
Business Studies	240m ²	(3 classrooms + support accommodation)
Design & Technology	547m ²	(5 practical rooms + support accommodation)
PE / Community Wing	1717m ²	(games hall, swimming pool, gymnasium, dance studio, fitness room + support accommodation)
Support for Learning	293m ²	(existing accommodation)
Admin / Management	450m ²	(offices, storage, reprographics, IT, medical)
Whole School Resources	1542m ²	(library, seminar, assembly, social areas, chapel, dining, kitchen)
Ancillary	413m ²	(facilities, services, staff facilities, pupils toilets)

External re-organisation of pedestrian and vehicular access/egress to Harefield Road/
Strathmore Avenue.

New on-site car parking, bus drop-off and Community Wing access.

Re-organisation of playing fields layout to same specification to suit new building layout.

