

SERVICE UPDATE

<u>Name of Cluster:</u>	Capital
<u>Date:</u>	5 September 2024
<u>Title of Update:</u>	St Peters RC Primary Redevelopment
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UPDATE:

Purpose

At the Council meeting held on 13 December 2023 the Chief Officer – Capital was instructed to report back to a future meeting of the Finance and Resources Committee in 2024 with a progress update report in relation to St Peter's RC School Old Aberdeen House Development.

This Service Update provides an update on the current delivery status of the project.

Background

The current St Peter's RC Primary School is currently listed as a low C ("Poor") category for condition and C ("Poor") for suitability, although there are elements within these categories that fall below these grades. The existing buildings do not provide capacity and flexibility for any future growth and changes. There are also several issues with the practical learning and teaching spaces which are unsuitable for some functions and the school is lacking in internal social spaces. These conditions essentially cannot successfully deliver the learning curriculum.

The new St Peter's RC Primary School project will deliver school provision to accommodate 434 pupils from the St Peter's RC Primary school zone. The scope of the project is for the refurbishment of the existing Old Aberdeen House and a new build extension. The remainder of the existing buildings will be demolished to provide external play provision, hard standing and parking. The project received approval as part of the General Fund Revenue Budget and Capital Programme 2024/25 to 2028/29 on 6 March 2024.

The project is being delivered by the Council's delivery partner, hub North Scotland (hNSL), as part of the wider North Schools Programme.

1. Update since last report provided in March 2024.

This is the first update on the delivery of the project.

The project received approval as part of the General Fund Revenue Budget and Capital Programme 2024/25 to 2028/29 on 6 March 2024. Aberdeen City Council (ACC) approval of hNSL Strategic Support Partnering Services proposal was granted on 10 April 2024. This approval is for the development of hub Stage 1 design (ie to RIBA Stage 2) and to an agreed 'New Project Request' which sets out an agreed project affordability cap., and the identification of a preferred Tier 1 contractor as part of a robust 'Request for Proposals' tender process. The primary lead for the project is currently the Corporate Landlord Cluster supported by the Capital Cluster.

Design development is underway and stakeholder engagement (ACC Core Project Team and hNSL Project Team) is ongoing. ACC is engaging with the school as part of the process. Various concept options have been explored, together with the development of a Schedule of Accommodation. Site surveys have been carried out including condition surveys of the existing Old Aberdeen House, topographical, etc, with limited surveys yet to be undertaken.

The hNSL Tier 1 tender process is in progress, with Request for Proposals having been received from four Tier 1 contractors on 23 August 2024. The tender evaluation process has commenced and is due to complete on or by the end of September 2024.

2. Planned progress in next reporting period. (next three months)

Finalisation of agreed concept design and Schedule of Accommodation, and progression to the Royal Institute of British Architects (RIBA) Stage 2 : design development; commencement of cost plan (currently cost model) based on agreed concept design; ongoing value for money assessments, including lifecycle and operational cost evaluations.

Tier 1 Contactor Request for Proposals tender evaluation and identification of a preferred Tier 1 Contractor.

3. Spend to date

Spend to the end of September 2024 is estimated to be as follows:

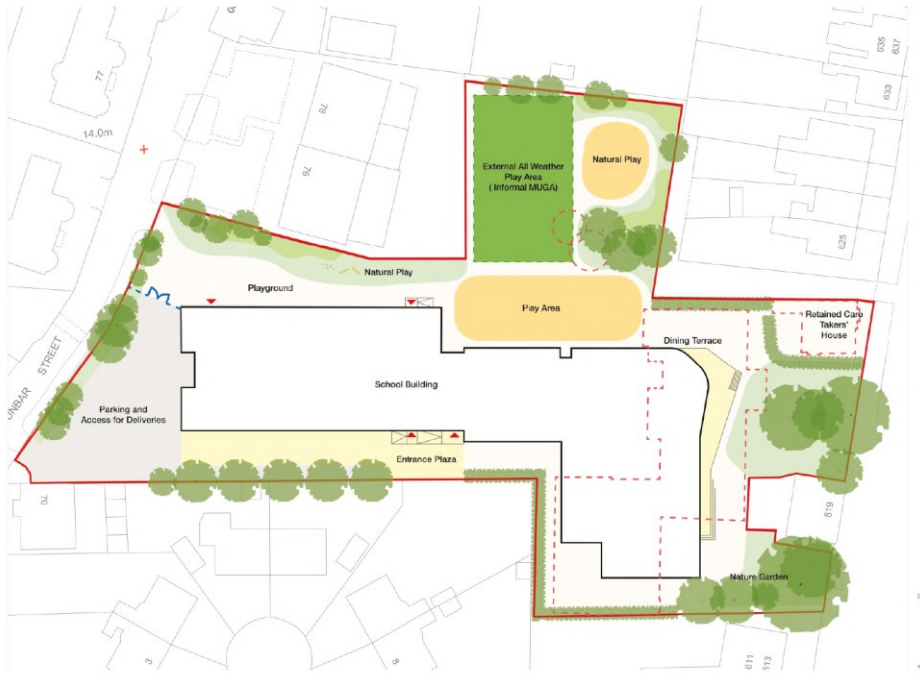
Gross Budget	Spend to Date
£26.627m	£ 0.311m

4. Interdependencies

Decant of existing Riverbank Primary School to the new Riverbank Primary School thus allowing the temporary rehoming of the existing St Peters School into the existing Riverbank Primary School.

5. Progress Photographs

See below early indicative landscape strategy drawing based on a draft building form (July 2024)



St Peter's Primary
Landscape Strategy Diagram

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