

PART 2 OF THE SCHEDULE: HANDBACK TABLE

Group Element	Elements	
Substructure	Substructure	All
Superstructure	Frame	All
	Upper Floors	All
	Roof	All
	Stairs	Stair structure: stair balustrades and handrails Stair finishes
	External Walls	All
	Windows and External Doors	All
	Internal walls and partitions	All
	Internal Doors	All
Internal Finishes	Wall Finishes	Plaster/Cement render/Roughcast/ Ceramic Tiling Decoration
	Floor Finishes	Ceramic Tiling/Terrazzo Timber Linoleum/carpet/vinyl/liquid applied treatments
	Ceiling Finishes	Suspended ceilings/finishes to ceilings Decoration
Furniture and Equipment		All
Services	Sanitary Appliances	All
	Services Equipment	All
	Disposal Installation	All
	Water Installations	All
	Heat Source	All
	Space Heating	All
	Ventilating System	All

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Group Element	Elements	
	Electrical Installations	All
	Gas Installations	All
	Lift and Conveyor Installations	All
	Protective Installations	Sprinkler installations Carbon Dioxide extinguishing systems
	Communications Installations	All
	Special Installation	All
	Builders work in connection	All
External Works	Site Works	Site Preparation: Roads, car parks and paths up to base course but excluding wearing course and whitelining, Playing Fields, Playgrounds, Games Courts except for synthetic playing surfaces, Retaining Walls, Land Drainage, Landscape works excluding planting: Site enclosure and Division, Fittings and Furniture. Coated Macadam/Asphalt wearing courses and whitelining to roads, car parks, pavings and the like, Synthetic Playing Surfaces, Planting.
	Drainage	All
	External Services	All
	Minor Building Work	All

PART 3 OF THE SCHEDULE: NOT USED

PART 4 OF THE SCHEDULE: BUILDING WORKS PROVISIONS

1. Definitions, Interpretation and Construction

- 1.1 The provisions of Part 1 of the Schedule (*Definitions, Interpretation and Construction*) shall apply and have effect in relation to the words and expressions used in and the construction of this Part 4 of the Schedule.

2. Co-operation

- 2.1 Each Party shall at all times use reasonable endeavours to co-operate with the other Party in all matters connected with the construction and completion of the Building Works.
- 2.2 The Contractor in carrying out and completing the Building Works shall procure at all times that the Building Contractor and its employees, consultants and subcontractors comply with the provisions of this Part 4 of the Schedule.

3. Obtaining Statutory Consents

- 3.1 Insofar as not already done the Contractor shall apply for and use all reasonable endeavours to obtain at the earliest opportunity all Required Consents necessary for the Building Works.
- 3.2 The Contractor shall not withdraw or amend any application for the Planning Consents or make any new application for planning consents in respect of the Project Sites save with the approval of the Council such approval not be unreasonably withheld or delayed. For the purposes of this Agreement the Council shall be deemed to have given its consent in relation to the Contractor's application for planning consent for Section 5.

Design and review procedure

- 3.3 The Contractor shall prepare all Design Data in accordance with the Building Works Specification and where the Design Data are Reviewable Documents shall submit the same to the Council Representative under the Review Procedure prior to commencing the element of the Building

Works to which the particular Reviewable Documents relate. The Contractor shall not commence any element of the Building Works to which the Reviewable Documents relate until the same has been submitted to the Council Representative under the Review Procedure and has been returned marked "no comment" or deemed returned marked "no comment".

3.4 No exercise by the Council Representative of any of his rights under paragraph 4.1 shall relieve the Contractor in any way from its obligations under this Agreement or infer or imply acknowledgement on the part of the Council that the Contractor has complied with any of its obligations under this Agreement, save for the obligation to submit under paragraph 4.1.

3.5 The following provisions of this Part 4 of the Schedule apply in respect of any matter which, according to the provisions of this Agreement, requires to be reviewed according to the Review Procedure:

3.5.1 The Review Procedure shall commence with an application by the Contractor, in writing, for review of the relevant matter, submitted to the Council Representative, and shall be accompanied by copies of any relevant documentation, a statement of any proposed course of action and a statement of the Contractor's preferred outcome of the review.

3.5.2 The Council Representative shall respond to any application for review as soon as practicable, and in any event within ten (10) Business Days of the date of the application. The Council Representative shall respond on one either by:

- (i) by returning the application marked "no comment"; or
- (ii) by commenting on the application (which may include a request for further information), in which event the Council Representative will specify the grounds on which it believes it is entitled to comment.

3.5.3 If the Council Representative fails to respond to an application within ten (10) Business Days of the date of the application,

the application shall be deemed to have been returned marked "no comment". If an application is returned or deemed to be returned marked "no comment", the Contractor shall proceed to implement the proposal contained in the application.

- 3.5.4 If the Council Representative comments on the application by requiring further information in relation to the application, the Contractor shall provide the further information in accordance with paragraph 4.4 and the Contractor shall re-submit the application, taking account of the comments of the Council Representative, within such reasonable period as may be practicable after the date of receipt of such comments. The foregoing provisions will apply in respect of any re-submission of an application as they do in respect of any original submission.
- 3.6 If the Council Representative so requires, the Contractor shall submit any further or other information, data and documents (including Design Data) which may be reasonably required by the Council Representative for a full appreciation of an application under paragraph 4.3 and its implications, and shall take such steps as may be required to satisfy the Council Representative that the proposed document or proposed course of action complies with this Agreement. The Council Representative shall make any comments permitted under paragraph 4.4 within ten (10) Business Days of the Contractor Representative submitting such further or other information required by the Council Representative pursuant to this paragraph 4.4. Failure by the Council to respond with comments in accordance with paragraph 4.5 within ten (10) Business Days shall deem the Council to have returned the application marked "no comment".
- 3.7 The Council Representative may only comment upon an application for review on the ground, reasonably held, that the proposed document or course of action is inconsistent with the Council's statutory duties as an education authority in terms of the Education Acts, or the terms of this Agreement, or is in breach of any applicable Legislation, or that the

application is supported by incomplete or insufficient information, data or documents, or on the basis that such Reviewable Documents have not been prepared in accordance with the Building Works Specification or would result in the Building Works not complying with the Council Requirements. If the Council Representative has commented on an application in circumstances where, in terms of this paragraph 4.5 where it is subsequently agreed or determined that he is not entitled to make such comment, the application shall be deemed to have been returned "no comment".

- 3.8 Any matter which has been the subject of review under the Review Procedure may be referred to the Expert for determination under the Dispute Resolution Procedure.

4. Execution of Building Works

- 4.1 The Contractor shall commence, carry out and complete the Building Works in a good workmanlike manner using good quality materials in accordance with:

- 4.1.1 the Building Works Specification;
- 4.1.2 applicable Legislation;
- 4.1.3 Good Industry Practice; and
- 4.1.4 the provisions of this Agreement.

5. Variations to the Building Works Specification

- 5.1 Without prejudice to clause 20 (*Changes*) the Contractor may, without the Council's consent make a variation to the Building Works Specification:-

- 5.1.1 where necessary to comply with the Planning Consents and any Required Consent;
- 5.1.2 where any materials specified are in short supply or are or become unobtainable or for which an adequate continuous supply cannot be guaranteed, or is subject to delay, but in such event, the Contractor shall use alternative materials of a like

nature or similar type, character and similar quality and appearance; or

5.1.3 where a variation is not deemed material, a variation being deemed to be "material" if it -

- (i) involves any change to the location of, or the exterior of the Project Facilities, including their height or projection; or
- (ii) involves any change in the floor plan or anticipated net internal area of the Project Facilities; or
- (iii) prejudices or is likely to prejudice the occupation of the Project Facilities by the Council or the provision of the Services in accordance with this Agreement; or
- (iv) involves a departure from the Council Requirements,

but otherwise shall not make any variation to the Building Works Specification without the Council's prior written consent.

5.2 The Contractor shall consult with the Council regarding any variation made pursuant to paragraph 6.1 above and shall supply to the Council free of charge as soon as reasonably practicable full details of any variation and the reasons therefor together with copies of any plans, drawings and specifications relating thereto.

6. Quality and Quality Control - Testing and Inspection

6.1 The Council may, prior to the Service Commencement Date, request the Contractor to open up for inspection any work covered up or to arrange for or to carry out any test of any materials or goods or of any executed work. Where such work, materials or goods shall be found not to be in accordance with the Building Works Specification or the Council Requirements, there shall be no additional cost to the Council nor extension of time to the Contractor under clause 12 (*Completion of the Building Works*) but otherwise the Council shall pay to the Contractor the reasonable cost of such opening up (and the consequent closing up of the

work) and shall grant to the Contractor such extension of time for completion of the Building Works as is reasonable.

6.2 Where any work, materials or goods are not in compliance with paragraph

7.1 the Contractor shall:

6.2.1 issue instructions requiring the removal from the Project Site or rectification of all or any such work, materials or goods; and/or

6.2.2 issue instructions under paragraph 7.2.1 to open up for inspection or to test as is reasonable in all the circumstances to establish to the reasonable satisfaction of the Council the likelihood or extent, as appropriate to the circumstances, of any further similar non-compliance. To the extent that such instructions are reasonable, whatever the results of the opening up for inspection or test there shall be no additional costs to the Council and no extension of time under clause 12 (*Completion of the Building Works*) shall be granted, but otherwise the Council shall pay to the Contractor the reasonable cost of such opening up (and consequent closing up of the work) and shall grant to the Contractor such extension of time for completion of the Building Works as is reasonable.

7. CDM Regulations

7.1 Within five (5) Business Days of the Contract Award Date the Contractor shall make and serve on the Executive a declaration pursuant to and in the form (if any) required by Regulation 4 of the CDM Regulations that the Contractor will act as the client in relation to the Building Works for all the purposes of the CDM Regulations. The Contractor shall forthwith send a copy of the declaration to the Council and upon receipt of notice from the Executive that it has received the declaration the Contractor shall send a copy of such notice to the Council. During the carrying out of the Building Works the Contractor shall not withdraw, terminate or in any manner derogate from its declaration that it will act as, and its acceptance

of its responsibilities as, the client for all the purposes of the CDM Regulations in respect of the Building Works.

7.2 The Contractor shall observe, perform and discharge and shall procure the observance, performance and discharge of:-

- (a) all the obligations, requirements and duties of any agent, client, contractor, designer, developer, domestic client, planning supervisor or principal contractor for whom the Contractor is responsible pursuant to the terms of this Agreement arising under the CDM Regulations in connection with the Building Works; and
- (b) any code of practice for the time being approved by the Health and Safety Commission pursuant to the Health and Safety at Work etc. Act 1974 in connection with the CDM Regulations.

7.3 The Contractor shall indemnify the Council and his servants against all Losses and claims arising out of or in connection with any breach of the CDM Regulations (whether in relation to obligations, requirements and duties of the client or otherwise) in relation to the Building Works.

8. Access

The Contractor shall, during the period of the carrying out of the Building Works, permit the Council Representative to have access to the Project Sites and the Building Works, and so far as reasonably practicable access to places of assembly and manufacture in the case of components or plant which cannot be properly inspected at the Project Sites and which are of a size, nature or significance that it is reasonable for the Council to inspect them, at all reasonable times for the purpose of inspection of the state and progress of the Building Works provided that the Council complies with all safety precautions as may be in force from time to time at the Project Sites and the places of assembly and manufacture of such components or plant. In the event that the Council ascertain that a failure to comply with the provisions of this Agreement has occurred the Council shall be entitled, but not bound, to give Notice of the same to the Contractor who shall take such action as may be necessary to remedy such failure.

9. Information

9.1 The Council shall be entitled to receive such information in respect of the progress and execution of the Building Works as it may reasonably require including without prejudice to that generality copies of the following (to be issued forthwith after the issue of the original):-

9.1.1 all applications for Required Consent and all drawings, specifications and calculations, decision notices, warrants and others issued pursuant to such applications;

9.1.2 the minutes of all site meetings or construction meetings in connection with the Building Works;

9.1.3 all certificates issued under the Building Contract or any subcontract or by any local authority or other public body in relation to the Building Works together with copies of any snagging lists or other documentation referred to in any such certificate; and

9.1.4 Design Data.

10. Testing & Commissioning

During the carrying out of the Building Works the Contractor shall give reasonable advance Notice to the Council of the testing and commissioning of all Plant and Equipment and shall allow the Council and those authorised by it to witness such testing.

11. Construction Constraints

11.1 The use of explosives by the Contractor, the Building Contractor or any Sub-contractor shall not be permitted at the Project Sites without the prior approval of the Council (such approval not to be unreasonably withheld or delayed).

11.2 The Contractor shall be responsible for fire management and health and safety control on the Project Sites during the construction and completion of the Building Works.

11.3 The Contractor shall procure that during the completion of the Building Works, the Contractor, the Building Contractor, any Consultant, Subcontractor, supplier or other person under the control of the Building Contractor shall take all reasonable precautions to prevent:

11.3.1 trespass; and

11.3.2 nuisance on or at property adjoining the Project Sites

caused by the Contractor.

11.4 Schedule of Dilapidations

11.4.1 Before commencement of construction which may affect properties adjacent to the Project Sites a schedule of dilapidations (including fabric and building services) and a condition survey shall be prepared by the Contractor and agreed with the Council or owners of adjacent properties.

11.4.2 The schedule of dilapidations prepared pursuant to paragraph 11.4.1 shall include a comprehensive photographic record of the properties adjacent to the Project Sites and a record set of prints with negatives allowed for.

11.4.3 The Contractor shall be responsible for making good any damage caused.

11.5 Adjoining Properties, Roads, Paths, Boundaries

11.5.1 The Contractor shall prepare and agree with the Council prior to commencement of the Building Works a schedule of condition for all buildings, roads, hard standings, paths, pavings and boundaries and other side features which are adjacent to the Project Sites and are to remain in position during execution of the Building Works. The Contractor shall be responsible for returning the buildings, roads, hard standings, paths, pavings and bounding and side features adjacent to the Project Sites to the condition set out in the said schedule of condition following completion of the Building Works.

- 11.5.2 Throughout the Building Works, the Contractor will keep all public and private roads, paths and pavings adjacent to the Project Sites clear of mud and debris and shall not interrupt any services over the Project Sites including existing drainage, water, gas, electricity, telephone, computer services.
- 11.5.3 The Contractor shall ascertain the location and routes of all services on or over or in the vicinity of the Project Sites.
- 11.5.4 The Contractor shall take all necessary steps to prevent any interruption to the drainage systems and services which are to be retained during the progress of the Building Works on the Project Sites as a result of the Building Works.
- 11.5.5 If any damage to existing services within or adjacent to the Project Sites results from the execution of the Building Works, the Contractor shall:
- (i) notify the Council Representative; and
 - (ii) make arrangements for the damage to be made good having regard to the urgency of the loss of services, to the reasonable satisfaction of the relevant utility provider or, as the case may be, the Council.
- 11.5.6 The Contractor shall notify the Council Representative when new services are to be connected to the existing supplies at the Project Sites and shall allow the Council Representative to be present for such operations. So far as is reasonably practicable, the Contractor shall provide the Council Representative with a minimum of seven (7) Business Days notification prior to the carrying out of such operations.

11.6 Use of the Site

11.6.1 General Requirements

The area of the Project Sites designated as a construction site shall not be used prior to the Service Commencement Date for any purposes other than carrying out the Building Works or any other purpose ancillary thereto.

11.6.2 **Site Nameboard**

11.6.3 The Contractor shall provide a nameboard for the duration of the Building Works subject to the agreement of the Council as to the design and position, of sufficient size to display the project name and description, external funding bodies the Council's and the Contractor's names and to enable the erection of nameboards for all the consultants involved. The Contractor shall be responsible for fixing the nameboards and for removing such name board on completion of the Building Works and returning to the respective consultants.

11.6.4 **Fire Access**

The Contractor shall ascertain the required access routes for the fire brigade to the Project Sites whilst the Building Works are being carried out. Such routes are to be kept open and maintained at all times prior to the Service Commencement Date.

Any aspect of the Building Works which affects existing fire hydrants and associated water mains is to be kept to a minimum, and shall be notified in advance to the Council.

11.6.5 **Work Beyond the Boundary of the Project Sites**

Where an element of the Building Works is executed beyond the boundary of the Project Sites or in the public highway, the Contractor shall be responsible for all watching and lighting, traffic signalling, temporary barricades, walking platforms and warning notices to ensure the safety of all persons and removing the same on completion, giving all notices to the relevant statutory authorities, paying their fees and charges and carrying out the work to their satisfaction.

11.7 **Working Hours**

11.7.1 Working hours at the Project Sites during the carrying out of the Building Works are restricted to 8.00 am to 6.00 pm Monday to Friday (inclusive). The Building Works shall not

be executed outside these times without the written consent of the Council Representative. Where the Contractor intends to carry out the Building Works outwith the hours set out in this paragraph 12.7.1 the Contractor shall give the Council a minimum of two (2) Business Days notice. The Council shall not unreasonably withhold its consent to any such request

11.7.2 Deliveries to Glen Urquhart High School during the carrying out of the Building Works and at all Project Facilities after the relevant Service Commencement Date for each Section when works either of a maintenance or a life cycle nature require to take place, shall be restricted to hours outwith the following times:

- (i) 8.40 am to 9.15 am;
- (ii) 12.25 pm to 12.40 pm;
- (iii) 1.20 pm to 1.35 pm; and;
- (iv) 3.15 pm to 3.45 pm.

Save where the Council has consented to deliveries being made to Glen Urquhart High School within the above times, such consent not to be unreasonably withheld or delayed.

11.8 **Trees, Hedges, Shrubs and Lawns**

11.8.1 During the Building Works the Contractor shall adequately protect and preserve all trees, hedges, shrubs and lawns on the Project Sites, except those which are to be removed. The Contractor shall replace or treat any species of trees, hedges, shrubs or lawns or areas damaged or removed contrary to the Council Requirements.

11.8.2 The Contractor shall not during the carrying out of the Building Works store surplus spoil or materials within the branch spread of trees which are to be retained and shall not disturb or excavate the topsoil on the Project Sites other than where necessary for the carrying out of the Building Works.

11.9 Temporary Buildings for the Use of the Council and its Professional Advisers

11.9.1 During the Building Works, the Contractor shall provide and maintain offices to comply with requirements of the relevant Health and Safety regulations for the Council Representative, having a floor area of not less than 10m² each, well constructed and decorated, adequately lit, insulated, ventilated, heated and weatherproof, and with separate sanitary accommodation all to the reasonable satisfaction of the Council. Each office shall contain a table and four chairs, a lockable filing cabinet and a plan chest suitable for storing A0 size drawings. The Contractor shall also provide dedicated computer terminal, fax and telephone lines and connections.

11.10 Health and Safety

11.10.1 Dust Control

The Contractor shall during the Building Works provide such screens and dust sheets as it considers necessary to minimise the nuisance caused by the distribution of dust from the Building Works at the Project Sites.

11.10.2 Precautions shall be taken to avoid infestation of the Building Works by rats, mice and other vermin. When drains are being laid, precautions shall be taken to avoid the entry of rodents, including providing temporary stoppers to pipe ends and setting manhole covers in position as the work proceeds. Pipes and cables passing through the foundation walls shall be properly built in.

11.10.3 Fire Precautions

(a) During the Building Works the Contractor shall take all reasonable precautions to prevent the outbreak and spread of fire and shall provide and maintain suitable and adequate fire fighting equipment at points adjacent to the Building Works and unfixed materials and shall

observe strict fire prevention measures throughout the Building Works.

- (b) Potential fire hazards at the Project Sites relating to the carrying out of the Building Works shall be discussed and fire precautions shall be agreed with an appropriate fire officer from Northern Fire Brigade prior to commencement of work.
- (c) The Contractor shall liaise with the fire officer on any visit by the fire officer to the Project Sites during the carrying out of the Building Works to ensure that fire precautions are adequate. The Contractor shall comply with any reasonable request made by the fire officer in this connection.
- (d) The Contractor or its representatives, agents or subcontractors shall be responsible for calling the fire brigade in case of fire on the Project Sites where the Contractor or its representatives, agents or subcontractors is present at the Project Sites.

11.11 Asbestos

11.11.1 No materials or products containing asbestos shall be used in the Building Works.

11.11.2 The Contractor shall comply with all of the regulations relating to asbestos removal in respect of any asbestos encountered during the progress of the Building Works.

11.12 Vehicle Parking

During the Building Works car parking will be restricted to the Project Sites. The Contractor shall ensure that all its car parking areas and main access routes are surfaced with stone of a suitable depth and maintained to provide a clean surface.

11.13 Road Clearing

During the Building Works all vehicles shall be cleaned of any mud or loose debris removed, prior to the vehicle leaving the Project Sites. The

Contractor shall provide facilities for washing down site vehicles before leaving the Project Sites, to avoid contamination of the surrounding roads with mud or loose debris from the Project Sites. Any contamination with mud or loose debris from the Project Sites of surrounding roads shall be removed as soon as reasonably practicable.

11.14 **Security of the Project Site during the Building Works**

11.14.1 **Notices**

The Contractor shall post such notices as are required by regulations to warn persons that the Building Works are in progress and to indicate areas where entry is prohibited. Adequate temporary hoardings shall be erected and maintained where necessary to prevent unauthorised persons from gaining access to the Building Works.

11.14.2 **Site Security**

Any costs associated with the maintenance of permanent lighting installations in and around the Project Sites during the Building Works, including all temporary power supply requirements shall be met by the Contractor.

11.14.3 **Safety of Pupils, Staff and Public**

The Contractor shall take every precaution to ensure the safety of pupils, staff and public on and around the Project Sites during the Building Works.

PART 5 OF THE SCHEDULE: COUNCIL REQUIREMENTS

SCHEDULE PART 5: COUNCIL REQUIREMENTS

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COUNCIL REQUIREMENTS

INTRODUCTION

This Part 5 of the Schedule sets out the Council's requirements for the construction and management of the Project Facilities Project Facilities.

The Council has obtained outline planning applications for the Project Facilities Project Facilities. Similarly the Council has completed all statutory education requirements relating to the locations for each of the Project Facilities Project Facilities.

Accommodation schedules in Sections A2 and A3 are the Council's minimum requirements. The Contractors solution must be appropriate to the Council requirements and that the size, furnishing and equipping of areas will make them fit for the purpose intended.

The Council's requirements for the Project Facilities are set out in the following sections:

(A2)	Primary Schools	outlines the Council's generic and school specific requirements in terms of aspirations, accommodation and site locations for Primary Schools
(A3)	Secondary Schools	outlines the Council's generic and school specific requirements in terms of aspirations, accommodation and site locations for Secondary Schools
(A4)	Life Cycle Maintenance	provides an overview of the Council's requirements in terms of maintenance and replacement strategies to meet the requirements of the Performance Regime.

PRIMARY SCHOOLS

Introduction

The undernoted information generally applies to both the Spean Bridge Primary School Facilities and the Strathdearn Primary School Facilities. Where there are differences in specification, this will be clearly shown in the text.

This section gives information on the following:

- Accommodation Requirements and Commentary
- Spean Bridge Primary School Facilities
- Strathdearn Primary School Facilities
- Special Relationships
- Room Space
- Servicing
- Design Considerations
- Site Locations

Accommodation Requirements

The Accommodation Schedules provide indicative requirements for all accommodation in the Project Facilities. This information is based on the Council's experience in the areas and accommodation types required to satisfy education requirements with regard to pupil numbers. It is the responsibility of the Contractor to decide on the Gross Floor Area, including circulation, communication, plant space which best meets the Council's Objectives.

It will be noted that the circulation space indicated will include a waiting area (situated near the administration area) for visitors to the school.

In addition to the Accommodation Schedules noted in the following two pages, Outside Facilities as noted below are required for each school:

- Protected outdoor soft surface play area for nursery and infants
- Hard play area – lined, which also has to be suitable for car parking in evenings
- Grassed sports/play area
- Area suitable for school garden
- Access for school transport and other service vehicles

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Car Park (25 cars)

Secure cycle compound

Screened waste bin area

Bus Turning Area

SPEAN BRIDGE PRIMARY SCHOOL FACILITIES

Accommodation Area Schedule

(up to 75 primary pupils plus nursery)

Accommodation	Pupil Places	AREA (m2)	TOTAL (m2)
Classroom Accommodation			
Classrooms	4 @ 33	220	
Resource/Library Area		65	
Nursery/Playgroup	1 @24	65	
Nursery cloaks, toilets & storage		15	
Learning Support		15	
Storage (suitably dispersed)		20	
Multi-purpose hall		140	
PE Store		15	
	sub--totals		555
Ancillary Accommodation			
Head Teacher's Office		15	
General Office/ Reprographics		20	
Admin. Storage		5	

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Staffroom/toilet/cloaks		35	
Medical/Visiting Services		12	
Kitchen		40	
Dining Area		55	
Janitorial		7	
Cleaners' Store		8	
Pupils		80	
Cloakroom/Toilets/Showers (including disabled facilities)		20	
Outdoor Store		7	
Plant	sub-totals		304
		80	80
CIRCULATION SPACE			
	Total	939	939

Spean Bridge Primary School Facilities – Commentary on Accommodation Schedule

Introduction

The school will make provision for a Primary pupil roll within the range 72 to 96, i.e. – provide 5 class bases, which includes the Nursery Room. On opening, the school will have 3 full time Primary teachers, with additional visiting staff and a part time secretary. The fifth classroom will accommodate the nursery class with an additional member of staff.

The school is best designed on one level with convenient access for pupils to and from outdoor activities. The nursery and infant area will have ready access to a protected outdoor play area. All parts of the will be accessible to disabled persons.

Access to the site for pedestrians will be arranged with the safety and convenience of users in mind. This will be designed in conjunction with the need to ensure ready and safe access for school buses. Consideration will also have to be given to ensure ready access for community user groups.

As much privacy as possible will be retained for all users of the school and its facilities and for nearby residents.

The design and layout will take account of reasonably high precipitation levels, wind speeds and the scenic area in which the building will be located.

Security

Appropriate consideration requires to be given in the overall design of the building to security issues taking account of current advice and regulations. In addition, it will be necessary to take account of school and community use in designing appropriate security systems. The local crime prevention officer and road safety officer will be consulted.

Accommodation Comments

Please refer to the Accommodation Schedule above.

Classrooms

Sinks with taps are to be provided in both class bases and resource area. Appropriate floor covering will thus be required for the surrounding wet area, with covering to provide good acoustic characteristics elsewhere. The maximum provision of storage within these areas will be provided.

Resources Area

A resources area, located with ready access to classrooms, will be fitted out as appropriate. This will include adequate ICT equipment facilities to provide access to various media including networking to other schools and the Internet.

Nursery / Playgroup

A Nursery unit is specified. The Nursery accommodation will reflect the main classroom characteristics and in addition must have an enclosed outside play area directly accessible from the Nursery classroom. Cloakroom and toilets appropriate for nursery children will be provided adjacent to, or off the classroom. Nursery pupils will attend the school at different times from the main school population and account will be taken of this when planning external entrances.

Learning Support

A small room is specified to allow teaching staff to withdraw individual or small groups of pupils from class for appropriate tuition.

Multi-Purpose Hall

The hall is to be designed as a PE space with a robust wall finish and a shape appropriate for normal games, e.g. badminton, basketball, etc. The roof height will be adequate for such purposes. Heating will be adequate for sedentary activities, e.g. school assembly and will be of a type that does not intrude into usable space. The school will require flexible stage facilities and associated equipment, lighting etc to meet the needs for school productions and public performances. A store for PE equipment will be directly accessible from the Hall. Acoustics of this area will be taken into account when designing the hall.

Head Teacher's Room

An office where the Headteacher can carry out administrative duties, and also meet with parents and staff.

Office/Administration / Storage

The school office will also be sited within the general administration area with an adjoining door to the Head Teacher's room, if possible. The administration storage will be located adjacent to the school office with access from circulation space. A waiting area for parents and visitors will be near the Office. School security will be borne in mind when designing this layout.

Staffroom

The staffroom will be adjacent to the staff toilet/cloakroom facilities.

Medical and Visiting Services

A room for the use of Medical, Paramedical, Psychological Services and other individual or small group work will be provided. It will be situated in close proximity to the staff room. A sink plus

adjoining toilet would be required. The toilet will be designed for use by disabled with all the necessary hand rails etc.

Dining / Kitchen

The dining area will be designed in such a way that it can be used for other purposes, e.g. for an extra teaching space for visiting teaching staff as well as accommodation for all pupils taking meals and packed lunches.

The kitchen will be capable of producing about 70 meals per day (some of which are for distribution elsewhere) and will be designed as per Scottish Office Education Department Building Note No.14. Appropriate staff facilities will be available. Wall finishes will be easily cleaned. Location to be convenient for delivery of supplies.

Toilets / Cloakrooms

Toilets/cloakrooms to be provided with the situation of the class bases, the Hall and the pupils' access points to the building in mind. It would be useful if some of the toilets could have internal and external access.

Storage

Storage facilities will be **as generous as possible** and switch gear, water tanks, etc will not interfere with these. An **outdoor** store (with a power supply) for outdoor equipment and possibly bulk supplies will be required. Bin storage will be conveniently located to the kitchen, with appropriate security and screening for the uplifting of refuse.

Additional Information

Information & Communication Technology (ICT)

All teaching areas, resource area, dining area, offices, and hall will be computer cabled to provide a modern internal computer network for the school. This network will be designed by a Network designer to enable it to carry all the projected traffic with 20% extra capacity, be capable of connection to the Council's administrative wide area network, the Council's educational network and the Internet, via suitable bandwidth. Information on current Highland Council Education Service ICT in Schools implementation can be obtained from the Council.

Telephone

A telephone line to the Office plus extensions as in Mechanical & Electrical Data sheets is required. Appropriate telephone lines of a standard to support the school's information and communications technology are required. See the note above on Information Technology.

Television/VCR

The television reception will be of high quality and appropriate types of aerials installed to ensure this. The system will be such that the signal is capable of distribution to signal points in each teaching area in the school and also to resource areas, dining area, and library.

Pinboarding

In all teaching areas and circulation spaces suitable maximum display areas are required.

Electrical

Power outlets in the main will be positioned at bench height. All electrical, computer, networking and telephone lines will be such that access is convenient and such that alterations to the systems could be carried out easily. Housing of switch gear will not impinge upon areas designed for other uses, e.g. storage uses.

Heating

The level of heating will be such that it will support the breadth of activities in each area. All areas will be capable of being heated individually by means of heat zoning.

Dental Unit Connection Facilities

Normal services with appropriate connections and drainage outfall required at location convenient for siting of dental caravan. It may be worthwhile to bear the location of the medical room and school car park in mind in this context.

Community Use

Classrooms will be located so that they may be locked off if the hall facilities are used outwith school hours.

Keys

Each classroom and store, etc, will have a separate key with a sub-master for each area and a master key for the whole school. Suitable secure key storage will be required.

Equipment

Both fixed and moveable equipment to a standard suitable for the use of each area is to be supplied by the contractor.

Cleaning

Appropriate accommodation (with sink and hot & cold water) for cleaning equipment and materials is to be provided.

Power / Water / Sewerage

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It is the responsibility of the provider to ensure appropriate infrastructure for and supply of power, water and sewerage to the building.

STRATHDEARN PRIMARY SCHOOL FACILITIES

Accommodation Area Schedule

(up to 71 primary pupils plus nursery)

Accommodation	Pupil Places	AREA (m2)	TOTAL (m2)
Classroom Accommodation			
Classrooms	3 @ 33	165	
Resource/Library Area		65	
Nursery/Playgroup	1 @24	65	
Nursery cloaks, toilets & storage		15	
Learning Support		15	
Storage (suitably dispersed)		20	
Multi-purpose hall		140	
PE Store		15	
	sub--totals		500
Ancillary Accommodation			
Head Teacher's Office		15	
General Office/ Reprographics		20	
Admin. Storage		5	

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Staffroom/toilet/cloaks		35	
Medical/Visiting Services		12	
Kitchen		40	
Dining Area		55	
Janitorial		7	
Cleaners' Store		8	
Pupils Cloakroom/Toilets/Showers (including disabled facilities)		80	
Outdoor Store		20	
Plant		7	
	sub-totals		304
CIRCULATION SPACE		80	80
	Total	884	884

Strathdearn Primary School Facilities – Commentary on Accommodation Schedule

Introduction

The school will make provision for a roll within the range 48 to 71, i.e. – provide 4 class bases which includes a Nursery Room. A school of this size will have 3 full time Primary teachers, with additional visiting staff and a part time secretary. The fourth classroom will accommodate the nursery class with an additional member of staff.

The school would be best designed on one level with convenient access for pupils to and from outdoor activities. The nursery and infant area will have ready access to a protected outdoor play area. All parts of the building will be accessible to disabled persons.

Access to the site for pedestrians will be arranged with the safety and convenience of users in mind. This will be designed in conjunction with the need to ensure ready and safe access for school buses. Consideration will also have to be given to ensure ready access for community user groups.

As much privacy as possible will be retained for all users of the school and its facilities and for nearby residents.

The design and layout will take account of reasonably high precipitation levels, wind speeds and the scenic area in which the building will be located.

Security

Appropriate consideration requires to be given in the overall design of the building to security issues taking account of current advice and regulations. In addition, it will be necessary to take account of school and community use in designing appropriate security systems. The local crime prevention officer and road safety officer will be consulted.

Accommodation Comments

Please refer to the Accommodation Schedule above.

Classrooms

Sinks with taps are to be provided in both class bases and resource areas. Appropriate floor covering will thus be required for the surrounding wet area, with covering to provide good acoustic characteristics elsewhere. The maximum provision of storage within these areas will be provided.

Resources Area

A resources area, located with ready access to classrooms, will be fitted out as appropriate. This will include adequate ICT equipment facilities to provide access to various media including networking to other schools and the Internet.

Nursery / Playgroup

A Nursery unit is specified. The Nursery accommodation will reflect the main classroom characteristics and in addition must have an enclosed outside play area directly accessible from the Nursery classroom. Cloakroom and toilets appropriate for nursery children will be provided adjacent to, or off the classroom. Nursery pupils will attend the school at different times from the main school population and account will be taken of this when planning external entrances.

Learning Support

A small room is specified to allow teaching staff to withdraw individual or small groups of pupils from class for appropriate tuition.

Multi-Purpose Hall

The hall will be designed as a PE space with a robust wall finish and a shape appropriate for normal games, e.g. badminton, basketball, etc. The roof height will be adequate for such purposes. Heating will be adequate for sedentary activities, e.g. school assembly and will be of a type that does not intrude into usable space. The school will require flexible stage facilities and associated equipment, lighting etc to meet the needs for school productions and public performances. A store for PE equipment will be directly accessible from the Hall. The acoustics of this area for performance purposes will be taken into account when designing the hall.

Head Teacher's Room

An office where the Headteacher can carry out administrative duties, and also meet with parents and staff.

Office/Administration / Storage

The school office will also be sited within the general administration area with an adjoining door to the Head Teacher's room, if possible. The administration storage to be located adjacent to the school office with access from circulation space. A waiting area for parents and visitors will be near the Office. School security will be borne in mind when designing this layout.

Staffroom

The staffroom will be adjacent to the staff toilet/cloakroom facilities.

Medical and Visiting Services

A room for the use of Medical, Paramedical, Psychological Services and other individual or small group work will be provided. It will be situated in close proximity to the staff room. A sink plus

adjoining toilet will be required. The toilet will be designed for use by disabled with all the necessary hand rails etc.

Dining / Kitchen

The dining area will be designed in such a way that it can be used for other purposes, e.g. for an extra teaching space for visiting teaching staff as well as accommodation for all pupils taking meals and packed lunches.

The kitchen will be capable of producing about 50 meals per day (some of which are for distribution elsewhere) and will be designed as per Scottish Office Education Department Building Note No.14. Appropriate staff facilities will be available. Wall finishes will be easily cleaned. Location to be convenient for delivery of supplies.

Toilets / Cloakrooms

Toilets/cloakrooms to be provided with the situation of the class bases, the Hall and the pupils' access points to the building in mind. It will be useful if some of the toilets could have internal and external access.

Storage

Storage facilities will be **as generous as possible** and switch gear, water tanks, etc will not interfere with these. An **outdoor** store (with a power supply) for outdoor equipment and possibly bulk supplies will be required. Bin storage will be conveniently located to the kitchen with appropriate security and screening for the uplifting of refuse.

Additional Information

Information & Communication Technology (ICT)

All teaching areas, resource area, dining area, offices, and hall will be computer cabled to provide a modern internal computer network for the school. This network will be designed by a Network designer to enable it to carry all the projected traffic with 20% extra capacity, be capable of connection to the Council's administrative wide area network, the Council's educational network and the Internet, via suitable bandwidth. Information on current Highland Council Education Service ICT in Schools implementation can be obtained from the Council.

Telephone

A telephone line to the Office plus extensions as in the Room Data sheets is required. Appropriate telephone lines of a standard to support the school's information and communications technology are required. See the note above on Information Technology.

Television/VCR

The television reception will be of high quality and appropriate types of aerials installed to ensure this. The system will be such that the signal is capable of distribution to signal points in each teaching area in the school and also to resource areas, dining area and library.

Pinboarding

In all teaching areas and circulation spaces suitable maximum display areas are required.

Electrical

Power outlets in the main will be positioned at bench height. All electrical, computer, networking and telephone lines will be such that access is convenient and such that alterations to the systems could be carried out easily. Housing of switch gear will not impinge upon areas designed for other uses, e.g. storage uses.

Heating

The level of heating will be such that it will support the breadth of activities in each area. All areas will be capable of being heated individually by means of heat zoning.

Dental Unit Connection Facilities

Normal services with appropriate connections and drainage outfall required at location convenient for siting of dental caravan. It may be worthwhile to bear the location of the medical room and school car park in mind in this context.

Community Use

Classrooms will be located so that they may be locked off if the hall facilities are used outwith school hours.

Keys

Each classroom and store, etc, will have a separate key with a sub-master for each area and a master key for the whole school. Suitable secure key storage will be required.

Equipment

Both fixed and moveable equipment to a standard suitable for the use of each area is to be supplied by the contractor.

Cleaning

Appropriate accommodation (with sink and hot & cold water) for cleaning equipment and materials is to be provided.

Power / Water / Sewerage

It is the responsibility of the provider to ensure appropriate infrastructure for and supply of power, water and sewerage to the building.

Special Relationships (applies to both schools)

Nursery Areas of the school will have different start and finishing times to the rest of the school. Nursery areas will, therefore, be located such that access and egress cause minimal disruption to the remainder of the school. It is important that outside nursery play areas, suitably surfaced, are physically segregated from other pupil areas by fencing or other means.

Administrative Offices will be adjacent to the school entrance and provide security access to the interior of the school.

Headteacher's office will be adjacent to and interconnected with the Administration Office, if possible. The Headteacher's office will be capable of viewing the school entrance.

The Staffroom will overlook the main play area of the school.

The Dining Area might be located to the rear of the main hall such that it is capable of providing a changing area during pantomimes, etc. and have rear access to any stage area which might be set up in the hall. In planning the kitchen, account requires to be taken of vehicles delivering materials and hence of pedestrian / vehicular segregation.

Toilets – adult toilets will be located such that they are available to users of the multi-purpose hall outwith school hours.

The Classroom Areas will be clustered such that they can share a common resource area and be separated from the administrative/utility part of the building.

The Entrance Area might form a feature of the school and limited fireproof pinboarding for the display of pupil work will enhance this area. The entrance area will be such as to cope with a large influx of pupils at one time.

Car Parking within school hours is likely to be limited to teaching staff, itinerant teaching staff, ancillary staff and a small number of visiting parents. Consideration will be given to pedestrian/vehicular segregation and to the traffic management of pupil transport (bus and parental car). Traffic numbers will be increased considerably on certain occasions, e.g., parents' nights and concerts and consideration might be given to the interrelationship of hard standing pupil playground surfaces to car park areas such that these could be used outwith school hours for additional car parking.

The Aspect of Classrooms will be considered to obtain both the best views and maximum sunshine in classroom areas.

The Multi-purpose Hall must be easily accessible for use by the community, although it is currently anticipated that both primary schools will not be widely used by the community either during or outwith school hours as both communities have village halls. However, use may be made of the school hall and account will be taken of this when designing zonal security into the building.

Room Space

A space which is too narrow may restrict the range of activities and possible furniture/fittings layouts. The proportions of a space will give good sightlines to the whiteboard. The most useful shape of space is square or a broad rectangle of a ratio 5:4.

Servicing

All teaching spaces will be serviced for the use of computers and audio-visual teaching aids.

Design Considerations

The design will take account of the following important factors:

- Adherence to the brief including indicative Accommodation Schedule

- Adherence to the section: Special Relationships

- The avoidance of excessive circulation space

- The need for areas of community use to be separately controlled

- The design and layout of the buildings and site must take account of possible change of use and growth – the design and layout must show specific areas for possible future developments at the school.

- Many pupils travel to school by bus – an appropriate covered area for pupils awaiting transport will be provided in the design

Site Locations

Maps showing existing identified site locations for the two schools have been provided by the Highland Council.

SECONDARY SCHOOLS

Introduction

The Ardnamurchan School Facilities and the Glen Urquhart School Facilities are to be designed for similar school rolls. The undernoted therefore generally applies to both schools. The main differences in the accommodation in the two schools is the provision of a Further / Higher Education area and a hostel in Ardnamurchan High School.

This section gives information on the following for the 2 Secondary schools:

- Accommodation Requirements
 - Ardnamurchan School Facilities
 - Glen Urquhart School Facilities
- Special Relationships
- Room Space
- Servicing
- Concept
- Design Considerations
- Site Locations

Accommodation Requirements

The Accommodation Schedules provide the requirements for all accommodation in the schools. This information is based on the Council's experience in the areas and accommodation types required to satisfy education requirements with regard to pupil numbers. It is the responsibility of the Contractors to decide on the Gross Floor Area, including circulation, communication, plant space which best meets the Council's Objectives.

In addition to the Accommodation Schedules noted in the following pages, Outside Facilities as noted below are required for each school:

- Synthetic grass playing field – minimum Football / Shinty pitch size.
- Grass pitch suitable for shinty/football/hockey
- Access for school transport and other service vehicles
- Outdoor pupil waiting area
- Bus picking up / setting down point
- Secure covered compound for school minibus
- Car Park (40 cars minimum)
- Secure cycle compound
- Screened waste bin area
- Bus Turning Area

ARDNAMURCHAN HIGH SCHOOL FACILITIES

Accommodation Area Schedule

Design capacity 250 pupils

SUBJECT	Rooms	Pupil places	Area(m2)	Total (m2)
GENERAL CLASSROOMS (English, Gaelic, Mathematics, Social Subjects, Modern Languages, Rel Studies)	7 classrooms	7x33	385	528
	4 tutorial Rooms	4x14	99	
	Staff work base/storage (2 of)		44	
LEARNING SUPPORT/ SEN FACILITIES	2 rooms	2x10	40	62
	multi-purpose room	10	12	
	disabled toilet/shower for disabled/space for hoist		10	
ART & DESIGN	1 large classroom	20	70	127
	storage		15	
	work base/tutorial/storage		22	
	kiln room		10	
	dark room		10	
BUSINESS STUDIES	1	20	60	74
	workbase/tutorial/storage		14	
IT/COMPUTING	1	20	60	67
	storage		7	
HOME ECONOMICS	1 large classroom	20	85	117
	(theory / practical)			
	work base/tutorial/storage		22	
	storage 2 areas		10	

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MUSIC	1 large classroom	20	65	
	1 practice room with recording. facilities		18	
	1 practice room		9	
	instrument storage		15	107
SCIENCE	3 labs	3x20	195	
	storage		28	
	A/V/Sc. technician/work room		20	
	work base/tutorial/storage		38	
	greenhouse		12	293
CRAFT & DESIGN	workshop	20	100	
	preparation/storage		45	145
GRAPH COMM/TECH ST	1	20	65	
	storage		7	72
PHYSICAL EDUCATION	games hall		480	
	keep fit room		40	
	P E Storage		45	
	outdoor storage/ tractor shed		57	
	4 changing rooms & showers		120	
	PE staff base/changing/showers/toilets		20	
	public toilets (1m:1f) (disabled)		15	777
	grass pitch			
	synthetic all weather pitch			

ARDNAMURCHAN HIGH SCHOOL

Accommodation Area Schedule

(design capacity 250 pupils)

SUBJECT	Rooms	Pupil places	Area(m2)	Total (m2)
COMMUNITY SCHOOL LIBRARY	main library with IT facilities		190	
	librarian's office		12	
	storage		12	214
	Open & dist. learning/telecentre		40	
MULTI-PURPOSE HALL (suitable for use as a cinema, theatre)	storage		5	45
			200	
DINING AREA			40	240
	1		130	
ADMINISTRATION	kitchen including stores		90	220
	reception/main office/reprogr.		42	
	storage		8	
	IT Server Room		5	
	head teacher		15	
	depute		15	
	meeting room		20	
	waiting area		10	
	guidance / careers (2 staff)		24	
	toilets (1m:1f) (disabled)		15	154
ANCILLARY	janitor		12	
	storage		8	
	staffroom/cloakroom/teabar		100	
	cleaners		18	

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	plant room		100	
	pupils toilets/cloakrooms/lockers		75	313
OUTSIDE SERVICES				
	medical inspection suite incl. toilet		40	40
CHILDCARE				
	nursery	24	65	
	crèche	14	50	
	office/quiet room/ kitchen		46	
	nursery cloaks/toilets/storage		39	200
COFFEE BAR				
			15	
COMMUNITY EDUCATION				
	community room		60	
	storage		15	
MULTI PURPOSE	office		12	87
MEETING ROOM				
			30	30
CIRCULATION SPACE				
			385	385
FE/HE ACCOMMODATION				
	2 seminar rooms @25 sq m		50	
	1 resource centre/GP room		55	
	office/toilets/storage		25	130
HOSTEL				
	all accommodation		350	350
	TOTALS		4792	4792

ARDNAMURCHAN HIGH SCHOOL FACILITIES

Commentary on the Accommodation Schedule

Introduction

This school will be a six year comprehensive community school serving the peninsula of Ardnamurchan and Morvern.

The design and layout will take account of reasonably high precipitation levels and wind speeds as well as the scenic area in which the building will be located..

Most of the children attending the school arrive by contracted transport and adequate provision will be made for safe disembarkation from such transport. In addition, most of the staff will use cars to journey to school and adequate parking facilities and turning areas will be allowed for in the ground layout.

All areas of the school will be accessible to disabled persons

The school will be extensively used by the local community and the design of the building will reflect an informal rather than institutional atmosphere. Any commercial elements built in conjunction with the school will be clearly segregated and fenced from the main school campus.

The advice of the local Northern Constabulary Crime Prevention Officer will be taken into account when designing pupil, staff and public security into the building and in terms of security for theft, vandalism, etc.

At all times in the design of the building and classrooms full consideration must be given to Health and Safety regulations as they apply to school and community facilities. Of particular importance is the design and fitting out of practical departments in this regard.

Organisation

Roll

The projected school roll in Session 2002/2003 is 130, although this is projected to rise in succeeding years. Year group size is expected to reach approximately 30 pupils in years S1 to S4, with less in S5 and S6.

It is anticipated that a number of adults will also attend senior school classes.

Projected Number of Classes

	S1	S2	S3	S4	S5	S6
Common Course	2	2				
Standard Grade			2	2		
Higher Still					3	3
TOTAL	2	2	2	2	3	3

Anticipated Staffing

Teaching	18 = 16.5 (FTE)
Secretarial/Admin	1.7
Technician / Librarian	1.0
Nursery Staff	2
Community Education	0.5
Hostel Supervisor	1

Timetabling

The precise nature of the timetable will be determined by the headteacher in accordance with changing curricular demands.

Pupil Social Areas

For social purposes the school roll may be considered to be divided into two horizontal sections comprising the junior (S1 and S2) and middle/upper (S3 to S6) years. The informal areas provided for each of the above groups for use during intervals will be formed as part of the general circulation area. A small tuck shop is required (see reference to Coffee bar in Community Area) as is the provision of locker facilities.

Education Accommodation

The minimum areas required are listed in the schedule of accommodation.

Staff Bases / Storage

A number of Staff Bases are shown on the Accommodation Schedule. These small rooms will be situated centrally in the departments as indicated in the accommodation schedules. In addition, storage facilities for departments (apart from in-class storage) will be accessible only from these Staff Bases.

Storage / Secure Storage

Each room will have appropriate storage for the activity within the room. In some instances this could be combined to provide common storage of larger items such as textbooks, drawing paper, chemicals, or other items. Within each general and practical area the maximum amount of storage in the form of units will be allowed for. Particular attention will be given to storage of radioactive isotopes and volatile liquids in Science Areas. See also section above – Staff Bases / Storage.

Facilities will also be provided in each area of the building to allow secure storage of expensive equipment and a fireproof safe provided in the Administration Area. The local Crime Prevention Officer can advise in this regard.

General Classrooms - Non-practical subjects

Seven full-sized classrooms and 4 smaller classrooms are required for the teaching of English, Mathematics, Social Subjects (History/Geography/Modern Studies/Economics), Modern Languages, Gaelic, Religious Studies and Personal and Social Development. These classrooms will be grouped together along with the two Staff Bases indicated in the Accommodation Schedule. It will be noted that a room will require to be fitted out especially for Geography.

Learning Support including Special Educational Needs (SEN)

A Learning Support / SEN facility is required to allow extraction of pupils where necessary. This facility might also be used as a base for other activities.

Art & Design

The Art room will be one large teaching area. Provision will be made within this room for screen printing and there will be a separate kiln room leading from, or adjacent to, the Art room. The latter will have tiled floors and appropriate kiln and kiln safety guards. There will also be a separate Dark Room adjacent.

Business Studies

This room will be able to house all the different aspects of Business Studies. It will require ample electrical points and will be fitted with sufficient computer outlet points to allow the wide use of computer equipment. When not in use for these subjects, the room will be used as a second computer room for other departments. The equipment contained within this room will be valuable and ideally will be located on the second floor of the building if it is a two storey building.

An area of the room will be able to be kept clear for the purposes of setting up an office environment.

IT / Computer Studies

This room will require ample electrical points and will be fitted with sufficient computer outlet points to allow the wide use of computer equipment. When not in use for this subject, the room will be used as a computer room for other departments. The equipment contained within this room will be valuable and ideally will be located on the second floor of the building if it is a two storey building.

Home Economics

There will be a single space with a practical area with sinks, cookers etc, and a small identifiable area for pupils to sit at desks for theory work.

Good ventilation will be required and lighting will be arranged so that natural light is not too harsh. Cooking units will be such so that a flexible layout is possible.

Music

One large space plus two small practice rooms. Ceiling height will be appropriate for the subject.

This room will be situated so as to offer minimum disturbance to other subjects within the school. Ideally it will be located adjacent to the school hall to facilitate public performances and there will be adequate soundproofing of this department.

Instrument storage space will be required and sufficient electrical outlets for modern teaching methods will be essential.

Science

Three laboratories will be required, one for each of the three main sciences. A good demonstration fume cupboard will be installed in one of the rooms for Chemistry and all rooms will have gas, water and electricity supplies with separate shut off valves in each room.

One laboratory (Physics) requires to have black out facilities and the other two will have comprehensive dim out on the windows. Windows will not reach down to worktop level.

A greenhouse will be provided to be accessed from the designated Biology room.

A Science Technician's room, also used for Audio/visual maintenance work, must be adjacent to all three science rooms. The Science store will be easily accessible for the three Science rooms and also will be adjacent to the Science Technician's room. There will be safe and secure specialist storage of radioactive materials, hazardous and inflammable liquids.

Technical Subjects

This department will consist of two teaching areas.

One large room will cater for all aspects of Craft and Design, which will have large power machinery positioned within it. The inevitable dust and other debris from wood and metal will be dealt with by

suitable dust collection and extraction devices. A materials preparation room and store (with outside access for deliveries) will be off this room

Technical Drawing in the traditional sense has now been replaced by other forms of Graphical Communication and greater use of CAD will occur. The other room will therefore be fitted out with computer network points in addition to drawing desks.

This room will also be laid out in a fashion suitable for Technological Studies, with appropriate power and pneumatic sources and computer facilities.

This department will be located on the ground floor of the building so that there is minimum disturbance from noise, and so that heavy machinery can be more easily located. Further, there may be deliveries from heavy lorries and account of this will be taken when designing the layout of the school and in pupil / vehicular segregation systems.

Physical Education

A full Games Hall - minimum size as indicated in the Accommodation Schedule / Room Data Sheets - with associated facilities will be used by the school and also by the community. This hall will be of a design specification capable of meeting SportScotland requirements for grant application by the Council.

The outdoor facilities will consist of two pitches for football, shinty, rugby, hockey and other sports. The layout of the pitches may also have incorporation of a 400m running track. One of these pitches will have an artificial surface.

Changing facilities will require to be incorporated into the Physical Education area and an outside store will be supplied for storage of grass cutting machinery and sports equipment.

General Accommodation

Library and Resources Area

The library will be shared both by the general public and by the school pupil population. It will be a central location for the storage and retrieval of all general resource material.

The library part of the Area will offer open storage for books as well as study areas for pupils or small groups.

In developing the library and resources area it is important that provision is made for computer workstations, for a pupil career section and also as a separate but adjoining area as a Open and Distance Learning Centre, which will involve not only computer, but other Information Technology e.g. videoconferencing.

An area will be created within the library which will be used by a librarian or by a member of staff acting in that capacity. This room will be capable of storing resource materials other than books and periodicals and acting as an office.

Multi-Purpose Hall

This hall will for the purposes of public meetings and concerts etc, be capable of seating up to 300 people. Stage facilities with lighting and curtains will be required at one end of the hall. The Music room facilities will be close to (but acoustically separated from) this hall for the purposes of changing facilities and concerts and back entrances to the stage from these is an important design feature. In designing this area, the Contractor will be prepared to work closely with Highland Council and the local community in order that the Council might access potential Arts Lottery Funding.

Community Provision

The school will be considerably used by the local community both during and outwith school hours. A list of required community facilities is noted in the Accommodation Schedules and Room Data Sheets. A Coffee Bar is included in Community provision, but this can also be used as a pupil tuck shop at the Headteacher's discretion. Judicious use of circulation space close to the Games Hall might provide both a viewing gallery and the coffee bar space.

Nursery / Childcare

A Nursery unit, along with a crèche is specified. In addition, a small office, a quiet room, a small kitchen and toilet facilities are also required. Nursery areas will be located such that access and egress cause minimal disruption to the remainder of the school.

Further / Higher Education Accommodation

Two seminar rooms, a resource area and ancillary accommodation are to be provided for use by the University of the Highlands and Islands, Lochaber College, and possibly other educational/vocational providers. This area will also be part of the school network system.

Hostel

Hostel accommodation is to be provided for up to 14 pupils and one Supervisor on site. The hostel will be thought of as a home-from-home for those pupils staying there. This area will also be part of the school network system.

Administration Accommodation

Reception / Main Office / Reprographics area

To serve promoted staff and general school administration. An enquiry counter and waiting space will be required. The telephone switchboard will be operated from here and space will also be needed for photocopying and the location of the administration computer.

The major reprographics facility will be a photocopier. It is imperative that ample workbench space is available for the organisation and collation of materials and appropriate computer points for administrative staff will be provided.

Headteacher's Office - an office where the Headteacher can carry out administrative duties, and meet with parents and staff.

Depute Head's Office, as Headteacher's Office

Careers and Guidance

There will be two small rooms which will act as offices and interview rooms for the Guidance staff in the school. Careers information would likely be displayed in the library area but the offices will be used by the Careers Officer.

Meeting Room - this room must be situated in the administration area and will be capable of holding a meeting of up to ten people.

Waiting Area - an area for parents, visitors to the school etc. This area must be within sight of the School Office / Reception area and might be formed from circulation space.

Ancillary Accommodation

Staffroom, Cloakroom and Toilets – a room where staff can meet before, during and after the school day, with appropriate locker and toilet accommodation.

Janitor's Room and Store - to be located near the main entrance as part of school security arrangements.

Cleaners Cupboard / Store - suitable provision throughout the school with storage for materials and cleaning machines. Appropriate wash-up facilities will be required.

Pupils' Toilets and Cloaks As per Regulations with main provision located near pupil social areas. Pupil lockers will be located in or close to these areas.

All plumbing to toilet areas will be concealed wherever possible and all fittings should be of robust type. Toilet areas will be such that they can be hosed down to a central drain in a quarry tile flooring.

Electric hand dryers will be installed in all toilet areas. Disposal units will be required in the female toilets and appropriate numbers of disabled toilets also constructed.

Public Toilets - situated near the main entrance and suitable for handicapped persons.

Kitchen and Dining Area

The kitchen will be able to produce up to 200 meals a day and the dining room will be able to accommodate 100 pupils at one sitting for both meals and packed lunches.

Plant Room - as required for power, water and other utilities, for the heating plant etc.

Medical Inspection Suite

A medical inspection room to provide accommodation for visiting medical services together with a pupils' Rest Room adjacent.

A convenient waiting room is required and accommodation to be located so that independent access is available. Toilet suitable for the disabled is also required.

Central Storage - to permit storage for core administration facilities. Could be distributed throughout the school as design permits.

Outdoor Store - for storage of, for example, PE equipment to be used outdoors. Can also incorporate tractor shed

Circulation

Imaginative use of the Circulation Space is looked for in the design of the building. It is anticipated that pupil social areas (as already indicated) can be identified, as can areas suitable for the provision of lockers.

Additional Observations

Television / VCR

The television reception will be of high quality and appropriate types of aerials installed to ensure this. The system will be such that the signal is capable of distribution to signal points in each teaching area in the school and also to resource areas and library. In addition, satellite television is required in specific areas, e.g. for Modern Languages, Geography

Satellite

In addition to digital satellite television noted above, a system will be installed to gather information from various weather satellites.

Information & Communication Technology (ICT)

All teaching areas, offices, study areas, Community, Nursery, library and Open Learning areas will be computer cabled to provide a modern internal computer network for the school. This network will be designed by a Network designer to enable it to carry all the projected traffic with 20% extra capacity, be capable of connection to the Council's administrative wide area network, the Council's educational

network and the Internet via suitable bandwidth. It is a requirement that simultaneous Internet access is possible from the majority of the computers installed.

Information on current Highland Council Education Service ICT in Schools implementation can be obtained from the Council.

Communications – Internal and External

A comprehensive internal telephone system will be installed to allow communications with individual departments and office areas - the number of extensions required is listed in the Room Data Sheets. This system will also be capable of being linked to the external phone systems of the school. It is suggested that two external lines will be installed to the school in addition to any such requirements relating to computerised systems. In addition, a public payphone system will be considered within the community facilities of the school. (See also note under ICT above)

Equipment

Both fixed and moveable equipment to a standard suitable for the use of each area is to be supplied by the contractor.

Heating System

The level of heating will be such that it will support the breadth of activities in each area. All areas will be capable of being heated individually by means of heat zoning.

Keys

Each classroom and store, etc, will have a separate key with a sub-master for each department and a master key for the whole school. Suitable secure key storage will be required.

Display Areas

Wall mounted display boarding will be as extensive as possible in teaching and circulation areas together with adequate provision in administration and staffroom areas. Fire retardant material will be used where necessary. Consideration will be given to specialised wall lighting for wall displays in the main foyer areas, the Library etc.

Dental Unit Connection Facilities

Normal services with appropriate connections and drainage outfall required at location convenient for siting of dental caravan. It may be worthwhile to bear the location of the medical room and school car park in mind in this context.

Power / Water / Sewerage

Highland Council: Education Service PPP - Project Agreement

It is the responsibility of the provider to ensure appropriate infrastructure for and supply of power, water and sewerage to the building.

GLEN URQUHART HIGH SCHOOL FACILITIES

Accommodation Area Schedule

(design capacity 250 pupils)

SUBJECT	Rooms	Pupil Places	Area(m2)	Total (m2)
ENGLISH	2	2x33	110	
	Resource Base / Storage	1x13	22	
MODERN LANGUAGES	2	2x33	110	
	Resource Base / Storage	1x13	22	
MATHEMATICS	2	2x33	110	
	Resource Base / Storage	1x13	22	
SOCIAL SUBJECTS	2	2x33	110	
	Resource Base / Storage	1x13	22	
RELIGIOUS STUDIES	Store		6	534
LEARNING SUPPORT/ SEN FACILITIES	2 rooms	2X10	40	
	multi-purpose room	10	12	
	disabled toilet/shower for disabled/space for hoist		10	62
ART & DESIGN	1	20	70	
	storage		15	
	kiln room		10	
	dark room		10	
	Resource Base / Storage		22	127
BUSINESS STUDIES	1	20	60	
	Resource Base / Storage		14	74
IT/COMPUTING	1	20	60	
	storage		7	67
HOME ECONOMICS	large sized classroom	20	85	

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	(theory / practical)			
	storage 2 areas			
	Resource Base / Storage		10	
			22	117
MUSIC	1	33	65	
	1 practice room with recording facilities		18	
	1 practice room		9	
	instrument storage		15	107
SCIENCE	3 labs	3x20	195	
	storage		28	
	A/V/Science technician/work room		20	
	Resource Base / Storage		38	
	greenhouse		12	293
CRAFT & DESIGN	workshop	20	100	
	preparation/storage		45	145
GRAPH COMM/TECH ST	1	20	65	
	storage		7	72
PHYSICAL EDUCATION	games hall		480	
	keep fit room		40	
	P E Storage		45	
	outdoor storage/ tractor shed		57	
	4 changing rooms & showers		120	
	PE staff base/changing/showers/toilets		20	
	public toilets (1m:1f) (disabled)		15	777
	grass pitch			
	all weather pitch			

A.3.2.3 GLEN URQUHART FACILITIES SCHOOL

Accommodation Area Schedule

(design capacity 250 pupils)

SUBJECT	Rooms	Pupil Places	Area(m2)	Total (m2)
COMMUNITY SCHOOL	main library with IT facilities			190
LIBRARY	office & storage			24
	Open & distance learning			40
	storage			5
MULTI-PURPOSE HALL (suitable for use as a cinema, theatre)	1			200
	storage			40
DINING AREA	1			130
	kitchen (including stores)			90
ADMINISTRATION	reception/main office/reprogr.			42
	storage			8
	IT Server Room			5
	head teacher			15
	depute			15
	meeting room			20
	waiting area			10
	guidance / careers (2 staff)			24
	toilets (1m:1f) (disabled)			15
	ANCILLARY	janitor		
storage				8
staffroom/cloakroom/toilets/teabar				100
cleaners				18
plant room				100

Highland Council: Education Service PPP - Project Agreement

	pupils toilets/cloakrooms/lockers		75	313
OUTSIDE SERVICES				
	medical inspection suite incl. toilet		40	40
CHILDCARE				
	nursery	24	65	
	crèche/Out of Sch. Club/M&T	14	50	
	office/quiet room/ kitchen		46	
	nursery cloaks/toilets/storage		39	200
COFFEE BAR				
			15	15
COMMUNITY EDUCATION				
	community room		60	
	storage		15	
	office		12	87
MULTI PURPOSE				
MEETING ROOM			30	30
CIRCULATION SPACE				
			385	385
	TOTALS		4318	4318

GLEN URQUHART HIGH SCHOOL FACILITIES

Commentary on the Accommodation Schedule

Introduction

This school will be a six year comprehensive community school serving the current Glen Urquhart High School catchment area.

The design and layout of the school will take account of reasonably high precipitation levels and wind speeds as well as the scenic area in which the building is located.

A number of the children attending the school arrive by contracted transport and adequate provision will be made for safe disembarkation from such transport. In addition, most of the staff use cars to journey to school and adequate parking facilities and turning areas will be allowed for in the ground layout.

All areas of the school will be accessible to disabled persons

The school will be extensively used by the local community and the design of the building will reflect an informal rather than institutional atmosphere. Any commercial elements built in conjunction with the school will be clearly segregated and fenced from the main school campus.

The advice of the local Northern Constabulary Crime Prevention Officer will be taken into account when designing pupil, staff and public security into the building and in terms of security for theft, vandalism, etc.

At all times in the design of the building and classrooms full consideration must be given to Health and Safety regulations as they apply to school and community facilities. Of particular importance is the design and fitting out of practical departments in this regard.

Organisation

Roll

The school roll in Session 1999/2000 is:

Year	S1	S2	S3	S4	S5	S6	Total
Roll (pupils)	32	32	36	33	31	19	183

It is anticipated that a number of adults will also attend senior school classes.

Number of Classes

Year	S1	S2	S3	S4	S5	S6
Common Course	2	2				
Standard Grade			2	2		
Higher Still					3	3
TOTAL		2	2	2	2	3

Anticipated Staffing

Teaching (FTE)		20.0
Secretarial/Admin	1.7	
Technician	0.5	
Librarian	0.5	
Nursery Staff	2	

Timetabling

The precise nature of the timetable will be determined by the headteacher in accordance with changing curricular demands.

Pupil Social Areas

For social purposes the school roll may be considered to be divided into two horizontal sections comprising the junior (S1 and S2) and middle/upper (S3 to S6) years. The informal areas provided for each of the above groups for use during intervals will be formed as part of the general circulation area. A small tuck shop is required – see reference to Coffee bar in Community Area.

Education Accommodation

The minimum areas required are listed in the schedule of accommodation.

Resource Bases

A number of Resource Bases are shown on the Accommodation Schedule. It is the intention that, if indicated that two classrooms are assigned to a subject, these small rooms be between those two classrooms with a viewing panel from each classroom into the base. If only assigned to one other subject, only one viewing panel is required. In addition, storage facilities for departments (apart from in-class storage) will be accessible only from these Resource Bases. An indication of the departments using these Resource Bases is indicated in the accommodation schedules.

Storage / Secure Storage

Each room will have appropriate storage for the activity within the room. In some instances this could be combined to provide common storage of larger items such as textbooks, drawing paper, chemicals, or other items. Within each general and practical area the maximum amount of storage in the form of units will be allowed for. Particular attention will be given to storage of radioactive isotopes in Science areas. See also section above – Resource Bases.

Facilities will also be provided in each area of the building to allow secure storage of expensive equipment and a fireproof safe will be provided in the administration area. The local Crime Prevention Officer can advise in this regard.

English

Two classrooms will be required for this subject. It is intended that these classrooms will also be used for other subjects like Religious Studies and Personal and Social Education as the need arises.

Social Subjects

Two Social Subjects classrooms are required to accommodate History and Geography.

Mathematics

Two full sized classrooms with sufficient space for computer use.

Modern Languages

Modern Languages (including Gaelic) – two full sized classrooms.

Learning Support including Special Educational Needs (SEN)

A Learning Support / SEN facility is required to allow extraction of pupils where necessary. This facility might also be used as a base for other activities.

Art & Design

The Art room will be one large teaching area. Provision will be made within this room for screen printing and there will be a separate kiln room leading from the Art room. The latter will have tiled floors and appropriate kiln and kiln safety guards. There will also be a separate Dark Room adjacent.

Business Studies

This room will be able to house all the different aspects of Business Studies. It will require ample electrical points and will be fitted with sufficient computer outlet points to allow the wide use of computer equipment. When not in use for these subjects, the room will be used as a second computer room for other departments. The equipment contained within this room will be valuable and ideally will be located on the second floor of the building if it is a two storey building.

An area of the room will be able to be kept clear for the purposes of setting up an office environment.

IT / Computer Studies

This room will require ample electrical points and will be fitted with sufficient computer outlet points to allow the wide use of computer equipment. When not in use for this subject, the room will be used as a computer room for other departments. The equipment contained within this room will be valuable and ideally will be located on the second floor of the building if it is a two storey building.

Home Economics

There will be a single space with a practical area with sinks, cookers etc, and a small identifiable area for pupils to sit at desks for theory work.

Good ventilation will be required and lighting will be arranged so that natural light is not too harsh.

Cooking units will be such so that a flexible layout is possible.

Music

One large space plus two small practice rooms. Ceiling height will be appropriate for the subject.

This room will be situated so as to offer minimum disturbance to other subjects within the school.

Ideally it will be located adjacent to the school hall to facilitate public performances and there will be adequate soundproofing of this department.

Instrument storage space will be required and sufficient electrical outlets for modern teaching methods will be essential.

Science

Three laboratories will be required, one for each of the three main sciences. A good demonstration fume cupboard will be installed in one of the rooms for Chemistry and all rooms will have gas, water and electricity supplies with separate shut off valves in each room.

One laboratory (Physics) will have black out facilities and the other two will have comprehensive dim out on the windows. Windows will not reach down to worktop level.

A greenhouse will be provided to be accessed from the designated Biology room.

A Science Technician's room, also used for Audio/visual maintenance work, must be adjacent to all three science rooms. The Science store will be easily accessible for the three Science rooms and also will be adjacent to the Science Technician's room. There will be safe and secure storage of radioactive materials, hazardous and inflammable liquids.

Technical Subjects

This department will consist of two teaching areas.

One large room will cater for all aspects of Craft and Design, which will have large power machinery positioned within it. The inevitable dust and other debris from wood and metal will be dealt with by suitable dust collection and extraction devices. A materials preparation room and store (with outside access for deliveries) will be off this room.

Technical Drawing in the traditional sense has now been replaced by other forms of Graphical Communication and greater use of CAD will occur. The other room will therefore be fitted out with computer network points in addition to drawing desks.

This room will also be laid out in a fashion suitable for Technological Studies, with appropriate power and pneumatic sources and computer facilities.

This department will be located on the ground floor of the building so that there is minimum disturbance from noise, and so that heavy machinery can be more easily located. Further, there may be deliveries from heavy lorries and account of this will be taken when designing the layout of the school and in pupil / vehicular segregation systems.

Physical Education

A full Games Hall - minimum size as indicated in the Accommodation Schedule / Room Data Sheets - with associated facilities will be used by the school and also by the community. The hall will be of a design specification capable of meeting SportScotland requirements for grant application by the Council.

The outdoor facilities will consist of two pitches for football, shinty, rugby, hockey and other sports. The layout of the pitches may also have incorporation of a 400m running track. One of these pitches will have an artificial surface.

Changing facilities will require to be incorporated into the Physical Education area and an outside store will be supplied for storage of grass cutting machinery and sports equipment.

General Accommodation

Library and Resources Area

The library will be shared both by the general public and by the school pupil population. It will be a central location for the storage and retrieval of all general resource material.

The library part of the Area will offer open storage for books as well as study areas for pupils or small groups.

In developing the library and resources area it is important that provision is made for computer workstations, for a pupil career section and also as a separate but adjoining area as an Open and

Distance Learning Centre, which will involve not only computer, but other Information Technology e.g. videoconferencing.

An area will be created within the library which will be used by a librarian or by a member of staff acting in that capacity. This room will be capable of storing resource materials other than books and periodicals and act as an office.

Multi-Purpose Hall

This hall will for the purposes of public meetings and concerts etc. be capable of seating up to 300 people. Stage facilities with lighting and curtains will be required at one end of the hall. The Music room facilities will be close to (but acoustically separated from) this hall for the purposes of changing facilities and concerts and back entrances to the stage from these is an important design feature. In designing this area the Contractor will be prepared to work closely with Highland Council and the local community on order that the Council might access potential Arts Lottery Funding.

Community Provision

The school will be considerably used by the local community both during and outwith school hours. A list of required community facilities is noted in the Accommodation Schedules and Room Data Sheets. A Coffee Bar is included in Community provision, but this can also be used as a pupil tuck shop at the Headteacher's discretion. Judicious use of circulation space close to the Games Hall might provide both a viewing gallery and the coffee bar space.

Nursery / Childcare

A Nursery unit, along with a crèche is specified. In addition, a small office, a quiet room, a small kitchen and toilet facilities is also required. Nursery areas will be located such that access and egress cause minimal disruption to the remainder of the school.

Administration Accommodation

Reception / Main Office / Reprographics area

To serve promoted staff and general school administration. An enquiry counter and waiting space will be required. The telephone switchboard will be operated from here and space will also be needed for photocopying and the location of the administration computer.

The major reprographics facility will be a photocopier. It is imperative that ample workbench space is available for the organisation and collation of materials and appropriate computer points for administrative staff will be provided.

Headteacher's Office - an office where the Headteacher can carry out administrative duties, and meet with parents and staff.

Depute Head's Office, as Headteacher's Office

Guidance and Careers

There will be two small rooms which will act as offices and interview rooms for the Guidance staff in the school. Careers information would likely be displayed in the library area but the offices will be used by the Careers Officer.

Meeting Room - this room must be situated in the administration area and will be capable of holding a meeting of up to ten people.

Waiting Area - an area for parents, visitors to the school etc. This area must be within site of the School Office / Reception area and might be formed from circulation space.

Ancillary Accommodation

Staffroom Cloakroom and Toilets - a room where staff can meet before, during and after the school day with appropriate locker and toilet accommodation.

Janitor's Room and Store - to be located near the main entrance as part of school security arrangements.

Cleaners - suitable provision throughout the school with storage for materials and cleaning machines. Appropriate wash-up facilities will be required.

Pupils' Toilets and Cloaks

As per Regulations with main provision located near pupil social areas. Pupil lockers are to be located in or close to these areas.

All plumbing to toilet areas will be concealed wherever possible and all fittings will be of robust type.

Toilet areas will be such that they can be hosed down to a central drain in a quarry tile flooring.

Electric hand dryers will be installed in all toilet areas. Disposal units will be required in the female toilets and appropriate numbers of disabled toilets also constructed.

Public Toilets - situated near the main entrance and suitable for handicapped persons.

Kitchen and Dining Area - the kitchen will be able to produce up to 200 meals a day and the dining room will be able to accommodate 100 pupils at one sitting for both meals and packed lunches

Plant Room - as required for power, water and other utilities, for the heating plant etc.

Medical Inspection Suite - a room to provide accommodation for visiting medical services together with a pupils' Rest Room adjacent.

A convenient waiting room required and accommodation to be located so that independent access is available. Toilet suitable for the disabled is also required.

Central Storage - to permit storage for core administration facilities. Could be distributed throughout the school as design permits.

Outdoor Store with ready access to outside for storage of equipment.

Circulation

Imaginative use of the Circulation Space is looked for in the design of the building. It is anticipated that pupil social areas (as already indicated) can be identified.

Additional Observations

Television/VCR

The television reception will be of high quality and appropriate types of aerials installed to ensure this. The system will be such that the signal is capable of distribution to signal points in each teaching area in the school and also to resource areas and library. In addition, satellite television is required in specific areas, e.g. for Modern Languages, Geography

Satellite

In addition to digital satellite television noted above, a system will be installed to gather information from various weather satellites.

Information & Communication Technology (ICT)

All teaching areas, offices, study areas, Community, Nursery, library and Open Learning areas will be computer cabled to provide a modern internal computer network for the school. This network will be designed by a Network designer to enable it to carry all the projected traffic with 20% extra capacity, be capable of connection to the Council's administrative wide area network, the Council's educational network and the Internet via suitable bandwidth. It is a requirement that simultaneous Internet access is possible from the majority of the computers installed.

Information on current Highland Council Education Service ICT in Schools implementation can be obtained from the Council.

Communications – Internal and External

A comprehensive internal telephone system will be installed to allow communications with individual departments and office areas - the number of extensions required is listed in the Mechanical & Electrical Room Data Sheets. This system will also be capable of being linked to the external phone

systems of the school. It is suggested that two external lines will be installed to the school in addition to any such requirements relating to computerised systems. In addition, a public payphone system will be considered within the community facilities of the school. (See also note under ICT above)

Equipment

Both fixed and moveable equipment to a standard suitable for the use of each area is to be supplied by the contractor.

Heating System

The level of heating will be such that it will support the breadth of activities in each area. All areas will be capable of being heated individually by means of heat zoning.

Keys

Each classroom and store, etc, will have a separate key with a sub-master for each department and a master key for the whole school. Suitable secure key storage will be required.

Display Areas

Wall mounted display boarding will be as extensive as possible in teaching and circulation areas together with adequate provision in administration and staffroom areas. Fire retardant material will be used where necessary. Consideration will be given to specialised wall lighting for wall displays in the main foyer areas, the Library, etc.

Dental Unit Connection Facilities

Normal services with appropriate connections and drainage outfall required at location convenient for siting of dental caravan. It may be worthwhile to bear the location of the medical room and school car park in mind in this context.

Power / Water / Sewerage

It is the responsibility of the provider to ensure appropriate infrastructure for and supply of power, water and sewerage to the building.

Special Relationships (applies to both Secondary Schools)

It is anticipated that in both secondary schools there will be considerable use made by the public of the combined school and public library, the community area and the sports facilities (indoor and outdoor) on the site. Both schools will therefore be extensively used by the community outwith school hours. In addition the Secondary School in Strontian has pupil hostel accommodation and Further/Higher Education facilities.

The following section considers these in conjunction with the interrelationships of teaching areas and teaching areas in conjunction with general pupil areas.

The imaginative design of the buildings by the contractor gives scope for the provision of interesting and special facilities on each of the two sites.

English/Modern Languages/Gaelic will be grouped.

Geography/History/Modern Studies known collectively as the Social Subjects, will be grouped.

Art Rooms will face north if possible to obtain the best light for drawing. Various parts of such a department could be open plan.

Business Administration/Computing will be grouped and might interrelate with the Distance Learning facility. For security purposes these departments will be on the second floor if the building has more than one floor.

Home Economics rooms may also receive food deliveries on a regular basis and consideration should be given to locating this department adjacent to science and technology.

Music Rooms/Music Practice Rooms will be located close to the assembly hall and rear access to stage provision will be required during musical and drama performances. Heavy instruments will require to be taken on and off stage by means of such access. Music practice rooms will be used for activities involving high noise levels and require to be at a distance to other school classrooms. However, there must be high acoustic separation between the hall and the Music department, as the hall will be used for examination purposes at certain times of the year.

Science departments might share technology rooms with the technical department and will, if possible, be located adjacent to this department.

Technology Rooms. Technical workshops will commonly receive deliveries of wood, metal, etc and account will be taken of vehicular access and pedestrian/vehicular segregation when locating the stores and classrooms associated with technical. In a two storey building these rooms will usually be located on the ground floor.

Games Hall requires to be adjacent to PE changing rooms and will be capable of isolation from the other teaching areas of the school outwith school hours. It will be anticipated that community users of this area will access through the main school entrance and reception area to enhance the security of the building.

PE Changing Facilities will be required in conjunction with both the outdoor and indoor facilities both by pupils and the community outwith school hours. Security zoning will be such that these facilities can be accessed from playing fields, etc, but capable of segregation from the indoor facilities. Changing facilities will be located as close as possible to the all-weather facilities in particular and outdoor facilities in general.

The Public Library will be located within the community area, adjacent to the main school entrance and be capable of security separation from both the teaching areas of the school and other parts of the community area. It will also be located centrally within the whole school building.

The Distance Learning Area will be located adjacent to the library and might form an open plan area off the library or above the library (in a two storey building) connected by a staircase.

The Assembly Hall will be used in conjunction with other parts of the community complex outwith school hours and with the school during school hours. Security zoning of the school will take account of these varying uses.

The Dining Area may be used in conjunction with the community area and school hall outwith school hours and by the school during the school day. It will, therefore, be located close to the school hall and community area. The kitchen area will receive regular food deliveries and account of pedestrian/vehicular segregation will require to be taken when siting the kitchen.

Other Community Facilities will be located close to the library and Distance Learning facilities and will be accessed through the main school entrance and capable of segregation both within and outwith school hours from the main teaching area of the school.

Nursery Areas of the school will have different start and finishing times to the rest of the school. Nursery areas will, therefore, be located such that access and egress cause minimal disruption to the remainder of the school. It is important that outside nursery play areas, suitably surfaced, are physically segregated from other pupil areas by fencing or other means.

The Senior Management Team (Headteacher and Depute) will be located beside the administration office for clerical support.

The School Administration Office will be adjacent to the school entrance and provide security access to the interior of the school. A reception desk or similar feature might be considered.

Guidance Offices will be located close to the administration office for clerical support and also close to the Library for Careers reference material.

The Medical Suite will be located adjacent to the school administration office and occupants of the Rest Room will be capable of being viewed from the administration office with appropriate devices for obscuring the view as and when necessary.

The Entrance Hall will form a main feature of the school and will be capable of receiving large numbers of pupils/public at any one time as well as mounting temporary or permanent displays of artistic work.

The Coffee Bar will be used by members of the public outwith school hours and by pupils as a “tuck shop” during the school day. It will, therefore, be located such that easy access is obtained by both groups while being capable of being segregated from classrooms outwith school hours.

Car Parking There is likely to be minimal movement of staff and pupil parking throughout the school day but access to the public library and community areas will be much more fluid. Account will be taken of this when designing both car park areas and bus turning areas.

Room Space

A space which is too narrow may restrict the range of activities and possible furniture/fittings layouts. This is particularly true for practical spaces where there may be large items of equipment. The proportions of a space will give good sightlines to the whiteboard. The most useful shape of space is square or a broad rectangle of a ratio 5:4.

Servicing

All teaching spaces will be serviced for the use of computers and audio-visual teaching aids.

Design Considerations

The design will take account of the following important factors:

- Adherence to the brief including indicative Accommodation Schedules

- Adherence to the section: Special Relationships

- The avoidance of excessive circulation space

- The need for areas of community use to be separately controlled

- The design of the schools must take account of possible changes of use, particularly in regard to changes in the curriculum

Highland Council: Education Service PPP - Project Agreement

The layout of the buildings on the site must take account of possible growth – the layout must show specific areas for possible future developments at the school.

Many pupils travel to school by bus – an appropriate covered area for pupils awaiting transport must be considered in the design

Site Location

Maps showing existing identified site locations for the two schools have been provided by the Highland Council.

LIFE CYCLE MAINTENANCE

Council Requirements

The Contractor will provide a comprehensive programme of Life Cycle Maintenance to ensure that the Project Facilities meet the requirements of the Council Requirements and the Service Specification throughout the Contract Period. Life Cycle Maintenance includes the following elements:

Planned maintenance i.e. activities undertaken at regular intervals to retain the functional and operational qualities of the asset

Preventative maintenance i.e. activities undertaken at regular, or specified, intervals to prevent the deterioration of the functional and operational qualities of an asset

Reactive maintenance i.e. responding to failures in the operation of assets

Life-cycle replacements at the end of an asset's economic life

The Contractor will assess the Life Cycle Maintenance requirements of the Project Facilities over the Contract Period, taking account of the following:

the programming of works to replace assets at the end of their economic life must take account of the operation of the schools; (see Section C for further details);

there must be a balance between reactive maintenance works and life-cycle replacement works so that the Project offers value for money throughout the Contract Period but minimises the disruption to the operation of Project Facilities Project Facilities;

new works and life-cycle replacement works must meet mandatory regulations and codes of practice;

construction methods and materials should be chosen to provide life cycles which meet the needs of the operations in schools and the challenges of the physical environment; consideration should be given to those elements of the schools where several life-cycle replacements will be required e.g. flooring to demonstrate where spend-to-save options should be adopted;

building elements and systems must have at least 5 years working life remaining at the end of the Contract Period;

Life Cycle Maintenance will not take account of the future alterations to the Project Facilities as a result of a Change. Projects initiated as the result of a Change will incorporate a Life Cycle Maintenance approach and be adopted into the planned maintenance and life-cycle replacement programmes for the Project Facilities.

In carrying out all forms of maintenance on the Project Facilities, the Contractor will take account of the curriculum and other activities over the maintenance period. Where such activities will impact on the users, the Contractor will agree with the Council the timing of such maintenance on an annual basis where planned, or agree with the Council commencement times where reactive maintenance is involved.

DESIGN PERFORMANCE STANDARDS

REGULATIONS AND GUIDELINES

General Requirements

All work undertaken by the Contractor shall comply with all relevant statutory acts and regulations current at the time that the work is being planned and implemented.

The Contractor shall comply with all new acts and regulations coming into force during the planning and implementation of the works. The Contractor shall consult with relevant statutory bodies and authorities during the planning and implementation of the works and take into consideration any reasonable comments or requirements proposed.

All work undertaken by the Contractor in relation to the current contract shall conform with the written policies of the Council, for example those relating to equal rights and environmental issues.

The Contractor shall also take cognisance of education standards, building codes of practice and other standards produced by government and other relevant agencies and conform to their recommendations where relevant.

The following list shall not be considered exhaustive and it is the responsibility of the Contractor to ensure that the accommodation complies with relevant legislation, policies and standards.

- The Education (School Premises) Regulations 1996
- Construction Standards for Schools Buildings (1997)
- Building Regulations (1991) Approved Documents
- Building Standards (Scotland) Regulations
- Building Bulletin 87 (DfEE) formerly Design Note 17
- Workplace (Health, Safety and Welfare) Regulations 1992
- Fire Precaution Act 1971
- Fire Precautions (Places of Work) Regulations 1997
- Health and Safety at Work Act 1974
- Management of Health and Safety at Work Regulations 1992 (and 1994)
- Health and Safety Guidance for Schools 1989
- Construction (Design and Management) Regulations 1994
- Construction (Health, Safety and Welfare) Regulations 1996
- Town and Country Planning Act 1990
- Environmental Protection Act 1990
- Local By-laws
- BSI Standards and Codes of Practice/European Standards/Agrément Certificates
- BS7671 IEE Wiring Regulations 16th edition with current amendments

The Gas Safety (Installation and Use) Regulations 1998
Control of Asbestos at Work Regulations 1987
Recommendations of the Cullen Report regarding security
Control of Substances Hazardous to Health (COSHH)
Electricity Control and Use of Act

Guidance

Where DfEE Guidelines are indicated, these have no mandatory requirement in Scotland, but do provide a standard which the Contractor should take cognisance of. It is the Contractor's responsibility to reconcile DfEE standards with any existing Scottish Guidance.

DfEE construction Standards for School Building Projects 1997 (1 November 1997)
The Education (School Premises) Regulations 1996
The School Premises (General Requirements and Standards)(Scotland) Regulations
The 1996 School Premises Regulations DfEE Circular 10/96
DfEE Building Bulletin 69 "Crime Prevention in Schools" and Building Bulletin 78 "Security Lighting"
DES building Bulletin 7 "Fire and Design of Schools"
DES Building Note 18 "Access for Disabled People to Educational Buildings" (1984)
The Draft successor to Design Note 18 "Access for Disabled People to Educational Buildings"
DfEE Building Bulletin on Arts Accommodation in Secondary Schools (available April 1998)
DfEE Building Bulletin 87 Guidelines for Environmental design in Schools (Revision of Design Note 17)
DfEE Building Bulletin 81 Design and Technology Accommodation in Secondary Schools – A Design Guide
DfEE Building Bulletin 80 Science Accommodation in Secondary Schools: A Design Guide
DfEE Building Bulletin 67 Crime Prevention in Schools: Practical Guidance
DfEE Building Bulletin 75 Closed Circuit TV Surveillance Systems in Educational Buildings
Building Bulletin on Fume Cupboards in Schools (publication imminent, revises Design Note 29)
School Development Plans where appropriate (in Dataroom)
SED Educational Building Notes 12, Nursery Schools and Classes
CIBSE Energy Codes
CIBSE Lighting Codes
CIBSE and HVCA Standard Maintenance Manuals

BUILDING FABRIC

This section sets out the Performance Standards for each element of the building fabric of the Project Facilities. Standards cover the following elements:

Reference	Heading
B2.1	Roof
B2.2	External Walls
B2.3	Windows
B2.4	Doors
B.25	Finishes
B2.6	Fixtures and Fittings

Roof

Should suit the particular location and exposure. While roofs should be preferably pitched, this requirement does not prohibit the use of low pitch standing seam metal roofs. Noise of rain on certain materials must be considered and a solution to dampen this noise should be incorporated. The location of the schools and the effect of snow on the roofs during the Winter months and the consequences associated with this must also be considered.

Roof glazing in new build situations should be provided with means to control solar gain / glare if appropriate.

Roof volumes should be expressed internally where this is consistent with the design concept.

External Walls

Wall finishes should be aesthetically pleasing and vandal resistant.

Should suit the particular location and exposure

Wall finishes should be detailed in a manner to avoid weather staining which will detract from the aesthetics of the building.

Windows

Windows on landings, staircases or other vulnerable areas should be adequately guarded or appropriately glazed (as should all low level glazing generally).

Must suit the particular location and exposure.

Where openable must be lockable and have safety catches.

Must provide adequate ventilation in the closed position.

Must combat solar gain and glare at all times.

Must combat heat loss. Minimum standard double glazing

Must comply with the EU Directive (89/654/EEL) on glazing, UK Workplace Regulations 1992 - Regulation No. 14, 15 and 16

Large windows with low cills providing vistas to the outside are desirable.

Doors

The location and requirements for doors for building compartmentation to comply with the Building Standard (Scotland) Regulations and to be agreed with the Council

Entrance doors and side screens should be glazed and should form draught lobbies at external access doorways.

Outward opening doors should not project into corridors or where obstruction might be caused such as at stairways.

Where appropriate all doors must have vision panels.

All doors must suit the particular location and functional use.

All doors must meet the anticipated movements within the school.

All doors to be solid core construction with good quality finish

All doors must be designed to allow disabled access including motorised electric wheelchairs .

Separate doors are required for deliveries where use of general access routes will create excessive disruption to the delivery of the core education function.

All doors/gates etc., should incorporate an appropriate level of security.

Finishes

General

Finishes must be chosen in line with current best practice relating to environmental issues, and should contrive to reflect a quality environment by being durable and sound. Finishes should be appropriate for their particular use. Finishes should be chosen with a consideration of acoustics and noise reduction. The nature of all finishes is described in the Room Data Sheets. Consideration should be given to the provision of suitable colour schemes and textures to assist people with visual or hearing impairments. Colour schemes should be chosen in agreement with Council officers.

Internal Finishes

Floor, wall and ceiling finishes should, together with the furniture and fittings, form part of an integrated design concept. However, the following general points should be observed:

Floor finishes : should be slip resistant, durable and easily cleaned.

Suitable barrier matting should be provided and maintained at external entrances.

All chosen finishes carpets etc., should meet the environmental standards for computer specialist use areas.

The floor finish in circulation areas and classrooms etc. where water is in use, toilets, changing rooms, washrooms, showers, kitchen areas must be non-slip.

Wall finishes : durable, easily cleaned and fire resistant as required. All to comply with Building Regulation requirements.

Ceiling : light in colour and acoustically absorbent finishes. Fire resistant as required. Finishes suitable for flush light fittings, where appropriate, are preferred

External Finishes

External finishes should be chosen to provide high performance, durability and good weathering characteristics.

Fixtures and Fittings

General

Fixtures and fittings shall be of a standard at least equivalent to that provided by a recognised and approved supplier to the Council's Education Service

Display boards should be incorporated into integrated display areas, some of which may be provided in entrance hall or other strategic location. No display boarding should be located in dead-end corridors.

Consideration should be given to restricting the use of flame spread materials in escape routes

Reception areas should be provided with a trophy/display cabinet.

Sanitary Ware

Separate male / female toilets are to be provided including disabled toilets.

WC pans, urinals and lavatory basins are to be adult height except where otherwise stated in the Room Data Sheets

All fittings and services thereto must be vandal resistant

An appropriate number of female toilet cubicles are to be provided with sanitary disposal units.

Sinks in classrooms should have splashbacks and draining boards

Signage

All signs should be bilingual (English and Gaelic)

CIVIL & STRUCTURAL ENGINEERING

This section sets out the Performance Standards for civil, structural and geotechnical works.

The section provides standards on the following:

Reference	Heading
B3.1	Structural Works
B3.2	Infrastructure
B3.3	Structural Repairs
B3.4	Ground Conditions

Structural Works

Technical

The Contractor's programme for carrying out the works shall take account of the need for any activities in or adjacent to existing premises and causing excessive noise or vibration to be carried out in a manner that will be as non disruptive as possible.

The Contractor shall be responsible for the design, erection and maintenance of any temporary works in connection with demolition.

Structures shall be designed in such a way as to allow reasonable flexibility of room layouts in the future to suit changing educational needs. They should also be designed in such a manner as to allow for future expansion or contraction of required space due to alterations in school roll etc.

In addition consideration should be given to minimising the impact of projections such as structural columns and piers.

Operational

The Contractor shall prepare a maintenance manual for structural inspections and implementation of general structural maintenance works throughout the period of agreement.

Infrastructure

Technical

The Contractor is responsible for verifying the condition and suitability of storm water and foul drainage systems within each school site boundary and for installation and/or reinstatement of all drainage required to suit the works all to the satisfaction of North of Scotland Water Authority and the Scottish Environmental Protection Agency.

The Contractor shall be responsible for obtaining Roads Construction Consent for any public roads and footpaths necessary for the development and for arranging adoption in terms of Section 16 of the Roads (Scotland) Act 1984.

Private roads shall be constructed in accordance with the Council's *Roads Development Guide, Guidelines for Layout and Construction of Residential Roads* and incorporate traffic calming measures.

Car parking areas and playgrounds shall be constructed in accordance with the Council's *Roads Development Guide*. The Contractor shall be responsible for implementing the requirements of any Traffic Impact Assessments submitted at outline planning application stage.

Where works are carried out adjacent to existing buildings the Contractor shall be responsible for all liaison with the Council to ensure that disruption to the operation of the building is kept to a minimum.

Operational

The Contractor shall prepare a maintenance manual for inspections and implementation of general maintenance of infrastructure.

Ground Conditions -

Foundation solutions should take account of ground conditions, both superficial and mineral and should also take account of restrictions placed on noise and vibration when operating adjacent to existing premises.

The Contractor must allow for all temporary works to ensure stability of excavations and for all pumping to keep excavations free of water.

BUILDING SERVICES

This section sets out the Performance Standards for mechanical and electrical services. The subsections indicate the standards that apply to the following building service categories:

Reference	Heading	Sub-heading
B4.1	General	Service Distribution Utility Services Supply Local and Utility Authorities Duplication of Mechanical Plant Maintenance Contracts Building Services Documentation Regulations and Standards for Building Services Installations
B4.2	Building Services Environmental requirements	Environmental Aims Energy Conservation and Management Energy Targets Acoustic Provision Glare and Solar Gain
B4.3	Mechanical Services Installations	General Heating Heating Control Fuel and Heating Plant Space Heating Ventilation – General Requirements Mechanical Ventilation Water Installations – General Requirements Cold Water Installations

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		Domestic Hot Water Installations Drainage Installations
B4.4	Special Installations	Lifts
B4.5	Fire Fighting Appliances and Equipment	
B4.6	Electrical Installations	Mains Distribution Cables Lightning Protection Lighting Emergency Lighting External Lighting Power Circuits Fire Alarm Installation Clock Installation Period Bell Security Installation
B4.7	Information Technology Infrastructure	Requirements Power and Data Circuits Containment

Building Services - General

It is essential that in addition to complying with the stated engineering requirements, the design of the heating, ventilation and lighting must provide the careful selection and positioning of components to achieve physical integration with the architectural and structural design.

Service Distribution

The full services system (e.g. pipe runs, wiring etc) should wherever possible be hidden from view and should be tamperproof by unauthorised personnel. Access for maintenance/replacement purposes should be available only for those duly authorised.

Utility Services Supply

The Contractor shall have the option of accessing the Council's contracts for the provision of utility services e.g. gas, oil, water or electricity. The Contractor shall undertake all necessary diversions, reinstatements and the like without undue disruption.

Local & Utility Authorities

The Contractor shall liaise with the requisite Local and Utility Authorities and comply with their requirements in terms of workmanship and safety. All necessary statutory approvals shall be sought and compliance observed.

Duplication of Mechanical Plant

Where the function of central plant is to maintain required space temperatures or provide fresh air to spaces with no alternative source of natural ventilation suitable standby provision shall be made.

Building Services Documentation

Before occupation of the facilities by the User, the Contractor will provide duplicate copies of the following documents to the users' Representative, one of which will be retained on site:

Operating and maintenance manuals for all building elements

As-built and as-installed drawings, also supplied in agreed electronic format

All other diagrams, manuals, instructions, emergency procedures, pertaining to the operation and maintenance of the building, plant and equipment

The Contractor will be required to provide the above information in disk format and a hard copy.

One month before the Contract ends the Contractor will update the operating and maintenance manual, as-installed drawings and relevant diagrams, manuals, instructions, emergency procedures etc. all as listed above. A copy of the Health and Safety file will be available at each Project School.

Regulations and Standards for Building Services Installations

In considering the general requirements the relevant Standards and Regulations need to be carefully considered and observed. It is the Contractor's responsibility to ensure that all installations comply with all relevant Standards and Regulations in the design of building services for the schools. The Contractor is reminded that the Standards and Regulations detailed in this document represent the minimum acceptable standards and are subject to specific environmental requirements.

Building Services Environmental Requirements

Environmental Aims

The general policy is to provide accommodation which is environmentally friendly from the global, local, external and internal aspects which also minimises the impact on the local community. The buildings will be designed, so far as is reasonably possible, to address the following:-

- Minimise the effect on ozone depletion
- Minimise the effect on global warming
- Minimise air pollution
- Minimise water pollution
- Minimise non-renewable resource depletion
- Avoid radon contamination
- Minimise the risk of Legionnaire's disease and spread of Legionella
- Avoid sources of ionising and electromagnetic radiation
- Avoid design features associated with sick building syndrome
- Maximise the opportunity for re-cycling
- Enable maintenance regimes to be used to maintain optimum performance
- In general materials and processes shall be environmentally friendly and sustainable

These will be referred to the Building Research Establishment Environment Assessment Method (BREEAM documents) and an assessment of the environmental performance will be required prior to award. A score less than good will be unacceptable. The Contractor will be responsible for all costs associated with the assessment.

Energy Conservation and Management

The general policy is that the buildings will be designed and constructed to minimise energy consumption. Particular care should be exercised to ensure that energy conservation and management is addressed. To achieve this consideration must be given to at least the following:

- Daylighting
- Ventilation (natural where appropriate)
- Solar gain in Summer
- Fabric Conduction loss in Winter
- Infiltration loss in Winter
- Noise Control
- General floor, wall and roof insulation values
- Privacy

The Contractor will evaluate and record the estimated annual energy consumption (kWh/m²) for each primary energy source (e.g. gas, electricity etc). The estimate should be based on the normal operation of the schools using CIBSE prediction techniques. All calculations shall adopt appropriate allowances / conversion factors to align calculations with applicable weather conditions prevailing in the Highlands.

Energy Targets

The target figures for each school should be calculated in accordance with the CIBSE's Energy Targets for New Buildings publication and expressed in kWh/m² heated volume per annum, split between space heating energy, water heating energy, lighting energy and electrical energy. The Contractor shall demonstrate where possible the means by which energy reductions can be achieved within their proposals and a timetable for achievement of any such reductions. In addition, or as substitute for the above process an assessment of energy use produced by recognised simulation methods will be acceptable.

The basis of calculations carried out to produce the target figures, and any assumptions should be stated, e.g.

- Degree day for area
- Number of weeks in use per annum
- Hours of use per day
- Number of pupils assumed

Temperatures and lighting levels should be maintained as per Room Data Sheets in Section D.

“Heated Volume” shall be taken as height of heated areas (i.e. excluding plant rooms) from finished floor level to underside of ceilings. The Contractor's attention is drawn to the Department of Education Energy Efficiency Office Publication titled "Introduction to Energy Efficiency in Schools". The Contractor will be required to consider the installation of a building energy management system throughout the facilities. Calculations shall take cognisance of the weather conditions experienced in the Highlands and shall not be generic UK averages or norms.

Acoustic Provision

The stated internal noise levels shall be met at all times by the plant and equipment provided under this agreement.

Glare and Solar Gain

Where significant areas of external glazing are exposed to direct sun, or significant reflection, the Contractor shall provide peak summertime temperature analysis in accordance with CIBSE prediction techniques. Where temperatures are excessive steps shall be taken to mitigate them. The analysis shall be appropriate to the northern latitude of the Highlands and take account of the generally unobstructed physical environment and exposure found in the area.

Mechanical Services Installations

General

The Contractor shall design a suitable safe heating and, if required, ventilation system which provides a comfortable environment throughout the facilities in support of the environmental conditions dictated by the Room Data Sheets and any other specific targets identified in this section.

Heating

The heating system shall be designed, generally to achieve, the internal dry resultant temperatures in accordance with Room Data Sheets. In cases where an intermittent heating system is utilised the Contractor will be required to provide optimum start and frost protection facilities within the system. The Contractor will be required to match the zones to occupancy areas and these zones will require to have variable temperature controls.

Internal Temperature requirements are defined in the Room Data Sheets. The External Design Dry-Bulb temperature, to achieve the internal temperature requirements, should be assessed by the Contractor using the CIBSE Guide, relevant weather data and site altitude. Building thermal inertia and heating system overload capacity should also be taken into account. In any event the external design temperature shall be no higher than minus 4 degrees Centigrade

Low surface temperatures of heat emitters and associated pipework is required in Nursery and Infant classes.

The heating system shall be designed to take into consideration natural infiltration as defined by CIBSE and associated technical memoranda.

Generally ceiling mounted radiant panels are not acceptable in classrooms or offices.

Excessive vertical temperature gradients should be avoided during the heating season and temperatures 2m above floor level shall not exceed a 2°C differential from floor level.

The complete installation shall be capable of achieving the temperatures recommended in the appropriate regulations and requirements in the Room Data Sheets.

Multi-purpose spaces should have heating equipment capable of being controlled to deliver the required temperature to suit the activity.

Heating Controls

All heat emitters or range of heat emitters must be controllable within a room. Individual thermostatic control should be provided to each room or space by means of thermostats fitted on each emitter. The temperature adjuster should be positioned such that only authorised personnel can alter the setting. The sensing element should be fitted in a position where it will detect the air temperature within the area and not be influenced by other heat emitting surfaces, whilst achieving maximum protection from accidental damage.

All heat emitters must be capable of being isolated for maintenance purposes within a room. When a load emitter is isolated all other heat emitters within the room must be capable of operating.

Space heating controls should be user friendly, reliable and as far as possible automatic. Adjustable components (thermostats) should be tamperproof.

The control system shall provide for automatic frost protection.

Isolation, in accordance with good practice, will be required so that the heat emitters in each room or space can be isolated.

Fuel and Heating Plant

Consideration shall be given to long term running cost in the selection of heating fuel. Council policy requires that this be assessed over a period of not less than 20 years. A report supporting the fuel selected shall be submitted. This report should contain the anticipated annual energy consumption, selected external design temperature and the heat loss at design conditions. The running hours should be those normal for a school, bearing in mind the proposed community utilisation of the Project Facilities.

Efficiency of boiler plant shall be considered in the selection and manufacturers test efficiency figures shall be stated. Boiler burners shall be selected to align with environmental and energy conservation aims.

The boiler control system shall be such that the heat produced matches the required load.

Dual pumps (duty and standby) with an automatic changeover facility shall be considered for the mechanical system zones.

Space Heating

LPHW systems shall be designed to provide for intermittent operation with adequate capacity both from central plant and emitters to provide boost for start up.

Zoning should be appropriate to allow for function, hours of use, orientation and extra-curricular activities.

Where an all electric space heating system is utilised it must be provided with suitable charge controllers as well as meeting the general requirements of zoning, frost protection, pre-heat etc.

Ventilation Installation - General Requirements

Wherever possible natural ventilation shall be utilised.

Areas where mechanical ventilation may be required are kitchens, laboratories or other areas which have high heat gains or high risk of condensation.

All areas in the school shall be ventilated at a rate of not less than that scheduled in the Building Standards (Scotland) Regulations.

Mechanical Ventilation

Mechanical ventilation will require to be provided for all the areas indicated on the Room Data Sheets.

The Contractor is required to place as much reliance as possible on natural ventilation, where a successful application can be demonstrated.

Additional ventilation measures i.e. fume cupboards or the like will be required in certain areas for the removal of noxious fumes.

Where kitchens or workshops require mechanical ventilation the air change rates shall be dictated by the CIBSE codes and the necessary make-up air shall be provided.

If mechanical ventilation is required for teaching / medical / office accommodation, washrooms, toilets, changing rooms etc. the minimum air change rate shall be in accordance with recognised best practice and appropriate technical memoranda and guides such as CIBSE.

Water Installations - General Requirements

Hot and cold water supplies, storage and installation shall comply with the requirements of NOSWA and all relevant regulations.

Mains water shall be supplied direct to kitchens, staff/rest rooms, vending machines, first aid room, drinking fountains etc.

Anti-scalding devices shall be required for all hot water outlets which may be used or accessed by pupils and the disabled.

Domestic hot water may be provided either from local or central plant. An economic justification of the choice shall be provided. Care must be taken to avoid the danger of legionella contamination.

Urinal flushing systems shall incorporate some form of load detecting economy device.

Cold Water Installations

The water tanks will require to provide potable water and they also require to be suitably located to allow for cleaning of the water tanks, without any interruption to the services.

All water services installations shall be in accordance with the "Water Supply Byelaws Guide" and installed and commissioned in accordance with the provisions of the Health and Safety Commission Code of Practice for the Prevention and Control of Legionellosis and disinfected to comply with current standards. All cold water supplies shall be potable.

Domestic Hot Water Installations

Domestic hot water for use in toilet facilities will require to be temperature controlled within tight tolerances and consideration shall be given to blender valve dispersement. For both hot and cold water taps percussion time-delayed units shall be considered where appropriate.

Where domestic hot water is supplied without local thermostatic control then all taps shall be appropriately labelled.

The Contractor shall install the domestic hot and cold water systems in material which can be demonstrated provides the best choice when considering ease of maintenance, efficiency and flexibility.

A combination of any materials will be acceptable as long as there was adequate provision to accommodate hot water connections from plastic pipework to the heat sources.

Drainage Installations

Drainage systems shall be designed in accordance with appropriate codes of practice and in accordance with local Council regulations.

All drainage systems should operate under gravity. If any pumped systems are to be introduced this shall be identified by the Contractor.

Special Installations

Lifts

Lifts shall be provided where appropriate and required by code, suitable for disabled use.

The lift capacity shall be appropriate for the population requiring vertical transportation. Where lifts are required the Contractor shall provide a lift traffic analysis identifying the speed of the lift, size and waiting time. The minimum waiting time shall not be less than good as defined by CIBSE lift traffic analysis.

Fire Fighting Appliances and Equipment

Fire fighting appliances and equipment shall be provided as appropriate to comply with codes and regulations.

Electrical Installations

All work shall be to the requirements of the latest edition of the Institute of Electrical Engineers Regulations.

The Contractor shall design a suitable electrical system and install the system to ensure compliance with the following:

Mains Distribution

Main switchboards, sectional switchboards and distribution boards shall be appropriate in terms of all electrical and mechanical criteria applying themselves in service. They shall readily lend themselves to maintenance activities without undue disturbance to the performance of the school. The switchgear shall provide flexibility for future adaptation / extension and reasonable increases in connecting cabling, electrical loads and the like throughout the Contract Period.

Switchboards and distribution boards will require to be in specially provided cupboards with due cognisance taken for safe working, maintenance operations and minimisation of disruption in respect of access.

All equipment will require to be provided with durable labels, clearly marked with details of the equipment's function and designation.

Power factor correction shall require to be consistent with best practice energy conservation aims throughout the Contract Period.

Cables

In the interests of safety, low smoke and fume insulation should be provided to insulate cables.

Lightning Protection

Suitable lightning protection system in accordance with current codes shall be incorporated into the design.

Lighting

The ambience of the Project Facilities can be greatly enhanced by creative lighting such as the use of uplighters, dichroic lamps etc. The objective, therefore, is to provide lighting schemes which enhance the educational environment, with the emphasis on natural lighting.

Illumination levels shall be in accordance with the relevant Building Regulations and CIBSE Guides and in accordance with the Room Data Sheets.

To conserve energy the use of energy efficient lamps should be considered in the design of the lighting for the facilities.

The Contractor will give consideration to the method of controlling and managing the switching of the luminaires within their design and they should consider adopting an energy management control system with time switches, dimmable controls and presence sensing devices.

The use of incandescent lamps is unacceptable unless a suitable case can be made by the Contractor.

The lighting levels shall accord with those published by a recognised Council such as CIBSE and BRE. The Contractor shall be required to identify the lighting levels and the luminaire details including lamp sources for all areas and rooms represented by Room Data Sheets. Similar details shall be provided for car parks, sports facilities, walkways and roads.

Emergency Lighting

Emergency lighting shall be in compliance with Building Regulations. The Contractor will give consideration to centralisation of testing and monitoring.

The Contractor shall demonstrate that the selected Category of emergency lighting and its duration on mains supply outage conditions are consistent with best practice objectives.

External Lighting

The Contractor will be responsible for designing, installing and operating an external lighting / security lighting system which provides an adequate and safe level of lighting to the following areas:

Car Parks

Roads, private and adopted where appropriate

All weather sports pitches (including floodlighting)

Camera Surveillance

External lighting shall be provided to suit walkways, entrances and particular building features.

Automatic photo-electric controls and time switches should be used wherever practicable.

Manual over-ride facilities should be provided.

Light pollution should be minimised in all instances.

Power Circuits

The use of structured containment systems for power, data and telecommunications shall be considered.

The Contractor will give consideration to the need for and potential solutions to the installation of separate power outlets for general use, ICT use and for cleaning use.

The Contractor will give careful consideration to providing residual current device protection to final circuits to eliminate, limit or minimise the risk of an electrical shock to either pupils or staff.

The Contractor will be required to minimise interference to the computers, by ensuring that all heating and ventilation circuits are derived from separate distribution boards.

Fire Alarms

The Contractor will provide a suitable fire alarm and detection installation to accord with current best practice, providing maximum flexibility for maintenance activities, future extension and recording facilities. Automatic detection will be provided throughout. Automatic dialling to a 24 hour manned station should be provided on receipt of fire alarm warning conditions.

The Contractor shall demonstrate that his selected system cabling passes the recognised current standard test criteria of fire, water and mechanical shock (CWZ) when applied to the same length of test cable consecutively.

The fire alarm system shall be designed so as to be flexible so that it may be extended should the need arise.

The design shall take into account all requirements necessary to obtain a fire certificate and all drawings necessary detailing the installation shall be provided to the appropriate Council.

Clock Installation

The clock installation should provide clocks in all teaching and administrative areas. All local clocks shall be slaves to a master clock which provides the correct time.

Period Bell

The Contractor shall provide a period bell to suit the scheduled requirements for the school.

It is necessary for a system of tones/bells to denote the start of the daily school session and to identify the end of the various periods. This will be dependent on the specific school timetable and therefore the system offered should be flexible enough to deal with changes to the timetable.

The bell/tones should be capable of being heard throughout the school buildings, environment, corridors, outside playing fields etc. It should be audible in each teaching area, staffroom, assembly hall, dining hall, administration offices and Hostel.

An electronic period bell programme with day and week programmes and memory battery backup shall service a bell system throughout the scheme. The outputs shall be capable of being programmed with continuous, pulsed time adjustable modes or manual override.

Security Installation

The Contractor shall be responsible for the installation of an appropriate intruder alarmed security system which includes a door access system and a flexible panic alarm system for all school staff (teaching and non-teaching) which can be operated individually in any part of the school and incorporates automatic dialling from the head teachers handset and fixed panic button in head teachers room to 24 hour manned station and a suitable CCTV system. These systems must be designed to meet appropriate regulations in respect of a school environment.

Where the Contractor wishes to utilise the school premises out of hours this shall be reflected in the type of security system offered.

Activation of the intruder alarm system will also automatically send a message to the 24 hour manned station.

Information and Communication Technology - Infrastructure:

Requirements

A network designed for the schools to carry all voice/data/television projected traffic plus 20% spare capacity. This network has to link to the Highland Council Curricular network, Highland Council Administration network, and the Internet. Television signals, including satellite transmission may also use this network.

Power outlets, containment and data telecom cabling shall be provided in support of the requirements of the ICT specification developed by the Council's ICT provider (currently ICL).

A complete telephone systems (voice) is required. Infrastructure cabling and containment without active components is required for data. Connecting the ICT systems outwith the school will be the responsibility of the Contractor.

Each outlet, whether voice or data, will terminate in a RJ45 connector. Each RJ45 connector will be wired to a hub with 4 pair Category 5 cable. Facilities will be provided on all hubs to patch out all outlets. In addition, enough physical space and power points must be allowed for in the central hub (in secondary schools - in the ICT Server Room) to allow ICL to install one switch, one router and one modem, or other equipment as specified in future discussions as described above. A fibre optic backbone will connect hubs to the central hub.

As indicated above, the system will have 20% spare capacity throughout the networks and be fully operational.

The data network will be cabled and tested by the Contractor. Equipment will be provided by the Contractor.

It is a requirement that suitable voice and data communication points are available in plant rooms or other areas where local commissioning, monitoring and testing etc. may be required.

Power and Containment

Services shall be routed and segregated to avoid any potential interference between power and IT communication lines.

A cable management or other system may be incorporated to permit flexibility.

ROOM DATA SHEETS

INTRODUCTION

This section provides the mandatory Performance Standards for the Project Facilities, by room. This section should be read in conjunction with Section B.

Overview of Room Data Sheets

The Room Data Sheets for Design and Mechanical & Electrical Services are provided in Section C2 for each Primary School and Section C3 for each Secondary School and Hostel.

Each Room Data Sheet provides the following information where appropriate:

- Room Name
- Room Description
- Persons using the Room
- Finishes
- Fixtures
- Additional Requirements
- Public Address
- Clock
- TV/Video Facilities
- Period Change
- General Lighting
- Specialist Lighting
- Emergency Lighting
- Specialist Containment
- Small power
- Fire detection & Alarm
- Telephone
- Computer /Telephone Outlets
- Room Temperature
- Room Ventilation
- Specialist Ventilation
- Heating
- Cooling
- Water Services
- Above Ground Drainage
- Miscellaneous
- Acoustic Standard
- Furniture (provisional)
- Equipment

PRIMARY SCHOOLS

Room Data Sheet Title	Code
Class Rooms	PR 01
Resource/Library Area	PR 02
Nursery /Playgroup Room	PR 03
Nursery – Cloakroom, Toilets	PR 04
Learning Support	PR 05
Multi-purpose hall including Equipment Store	PR 06
Storage (suitably dispersed)	PR 07
Head Teacher's Office	PR 08
Administration Office and Reprographics and Store	PR 09
Staffroom / toilet / cloakroom	PR 10
Medical / Visiting Services	PR 11
Kitchen	PR 12
Dining Area	PR 13
Janitorial Store	PR 14
Cleaner's Store	PR 15
Pupil Toilets / Cloakroom / Showers	PR 16
Outdoor Store	PR 17
Plant Room	PR 18
Play Areas, Cycle Compound, Car Park, Waste Bin Area	PR 19

SPEANBRIDGE PRIMARY SCHOOL

ROOM DATA SHEET PR01 (R-034)

Room Name :	Classroom 1
Required Floor Area :	55m ²
Designed Floor Area :	
Room Description :	Cater for 33 pupils Flexible spaces allowing for - Whole class teaching Small Group Teaching Working activities
Special Requirements :	Good acoustic separation between adjacent rooms Double door access
Finishes :	Walls - Durable, resistant to wear, easy to clean, painted Floor - Anti-Static carpet waterproof non-slip in wet area Ceiling- Minimum height 2.7m
Fixtures	750mm wide 700mm high continuous worktop to one wall with lockable door storage below, cupboard storage above, space for 5 pupils between storage A sink with drainer and splashback with H & C water in wet area Sink to age groups heights and fittings to suit use by pupils Open shelving for displays Maximise pinboarding 10 Network points around room, including above worktop and beside whiteboard with appropriate electrical sockets Sliding whiteboard min 6m ² with projection screen, board to have one maths panel, one for lines and one blank as min. TV/Video bracket

SPEANBRIDGE PRIMARY SCHOOL

ROOM DATA SHEET - PR01 (R 033)

Room Name	Classroom 2
Required Floor Area :	55m ²
Designed Floor Area :	
Room Description :	Cater for 33 pupils Flexible spaces allowing for - Whole Class teaching Small Group Teaching Working Activities
Special Requirements :	Good acoustic separation between adjacent rooms Double Door Access
Finishes :	Walls – Durable, resistant to wear, easy to clean, painted Floor – Anti-Static carpet Waterproof non-slip in wet area Ceiling – Minimum height 2.7m
Fixtures :	750mm wide 700mm high continuous worktop to one wall with lockable door storage below, cupboard storage above, space for 5 pupils between storage A sink with drainer and splashback with H & C water in wet area Sink to age groups heights and fittings to suit use by pupils Open shelving for displays Maximise pinboarding 10 Network points around room, including above worktop and beside whiteboard with appropriate electrical sockets Sliding whiteboard min 6m ² with projection screen, board to have one maths panel, one for lines and one blank as min. TV/Video bracket
M & E Provisions :	1No. Electrically Operated Clock 1No TV/Aerial Point Lumination of Whiteboard

Highland Council: Education Service PPP - Project Agreement

Dado trunking to two walls

10No. Voice/Data points

Panic Alarm

Fire Detection & Alarm to BS5389 Part 1 Cat L3

Room Temp - 19°C Dry Resultant

Heating, Ventilation, Acoustics and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of Glare	Essential
Control of Privacy with exterior	Essential
Daylight	Essential
Sunlight	Desirable
Window	Essential
Natural Ventilation	Essential

SPEANBRIDGE PRIMARY SCHOOL

ROOM DATA SHEET - PR01 (R 031)

Room Name :	Classroom 3
Required Floor Area :	55m ²
Designed Floor Area :	
Room Description :	Cater for 33 pupils Flexible spaces allowing for - Whole class teaching Small Group Teaching Working Activities
Special Requirements :	Good acoustic separation between adjacent rooms Double Door Access
Finishes :	Walls – Durable, resistant to wear, easy to clean, painted Floor - Anti-static carpet Waterproof non-slip in wet area Ceiling – Minimum height 2.7m
Fixtures :	750mm wide 700mm high continuous worktop to one wall with lockable door storage below, cupboard storage above, space for 5 pupils between storage A sink with drainer and splashback with H & C water in wet area Sink to age groups heights and fittings to suit use by pupils Open shelving for displays Maximise pinboarding 10 Network points around room, including above worktop and beside whiteboard with appropriate electrical sockets Sliding whiteboard min 6m ² with projection screen, board to have one maths panel, one for lines and one blank as min TV/Video bracket
M& E Provisions	1No. Electrically Operated Clock 1No. TV/Aerial Point Lumination of Whiteboard Dado Trunking to two walls

Highland Council: Education Service PPP - Project Agreement

10 No. Voice/Data points

Panic Alarm

Fire Detection & Alarm to BS5389 Part 1 Cat L3

Room Temp - 19°C Dry Resultant

Heating, Ventilation, Acoustics and Lighting to DfEE Building Bulletin 87

Additional Requirements:

Control of glare	Essential
Control of privacy with exterior	Essential
Daylight	Essential
Sunlight	Desirable
Window	Essential
Natural Ventilation	Essential

SPEANBRIDGE PRIMARY SCHOOL

ROOM DATA SHEET - PR01 (R 030)

Room Name : **Classroom 4**

Required Floor Area : 55m²

Designed Floor Area :

Room Description : Cater for 33 pupils
Flexible spaces allowing for - Whole class teaching
Small Group Teaching
Working activities

Special Requirements : Good acoustic separation between adjacent rooms
Double Door Access

Finishes : Walls – Durable, resistant to wear, easy to clean, painted
Floor – Anti-Static carpet
Waterproof non-slip in wet area
Ceiling – Minimum height 2.7m

Fixtures : 750mm wide 700mm high continuous worktop to one wall with lockable door storage below, cupboard storage above, space for 5 pupils between storage

A sink with drainer and splashback with H & C water in wet area

Sink to age groups heights and fittings to suit use by pupils

Open shelving for displays

Maximise pinboarding

10 Network points around room, including above worktop and beside whiteboard with appropriate electrical sockets

Sliding whiteboard min 6m² with projection screen, board to have one maths panel, one for lines and one blank as min.

TV/Video bracket

M& E Provisions 1No. Electrically Operated Clock

1No. TV/Aerial Point

Highland Council: Education Service PPP - Project Agreement

Lumination of Whiteboard
Dado trunking to two walls
10 No.Voice/Data points
Panic Alarm

Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 19°C Dry Resultant
Heating, Ventilation, Acoustics and Lighting to DfEE Building Bulletin 87

Additional Requirements	Control of glare	Essential
	Control of Privacy with exterior	Essential
	Daylight	Essential
	Sunlight	Desirable
	Window	Essential
	Natural Ventilation	Essential

SPEANBRIDGE PRIMARY SCHOOL

ROOM DATA SHEET - PR02 (R 035)

Room Name :	Resource/Library Area
Required Floor Area :	65m ²
Designed Floor Area :	
Special Requirements :	Good acoustic separation between room and adjacent classrooms
Finishes :	Walls – durable, resistant to wear, easy to clean, painted Floor – Appropriate durable carpet Non-slip, waterproof in wet area Ceiling – Minimum height 2.7m
Fixtures :	750mm 700mm high continuous worktop to allow 5 pupils to work at computers, with lockable door storage below. Shelving for library books - flexible for carrying books' heights, etc. Network points 12 minimum with appropriate sockets Wet Area - sink with drainer and splashback, worktop with storage under, cooker, refrigerator. Maximise pinboarding TV/Video bracket
M&E Provisions	1No. Electrically Operated Clock 1No. TV/Aerial Point Lumination of Whiteboard Counter Lighting VDU terminal area lighting 150 lux to bottom vertical face of bookshelves Appropriate Dado trunking 1No. Telephone Handset for Library 1No. Telephone Handset for Resource Centre 12No. Voice/Data points Hearing induction loop Panic Alarm

Fire Detection & Alarm to BS5389 Part 1 Cat L3

Highland Council: Education Service PPP - Project Agreement

Room Temp - 19°C Dry Resultant

Heating, Ventilation, Acoustics and Lighting to DfEE Building Bulletin 87

Additional Requirements:	Control of glare	Essential
	Control of Privacy with exterior	Essential
	Daylight	Essential
	Window	Essential
	Natural Ventilation	Essential

SPEANBRIDGE PRIMARY SCHOOL

ROOM DATA SHEET PR03 (R 010)

Room Name :	Nursery/Playgroup Room
Required Floor Area :	65m ²
Designed Floor Area :	
Room Description :	To accommodate 24 pupils
Special Requirements :	Children will use water, sand and clay Children will be engaged in quiet activities Acoustic consideration as noisy activities foreseen
Room Layout :	Storage units to teaching and opposite wall
Relationship to other rooms	Adjacent to Nursery toilets (may be part of room) Access to secure dedicated external play area May have own external entrance
Finishes :	600mm wide 700mm high continuous worktop with lockable door storage below Some worktop at 900mm high for provision of a suitably guarded cooker with washing machine, refrigerator and dishwasher under 2 No. sinks with drainers and splashbacks (one in 900mm, one in 700mm) Black and white board (mixed) at child height Network points Maximise pinboarding, some at child height
M&E Provisions	1No. Electrically Operated Clock 1 No. TV Aerial Point Lumination of White/Blackboard Wall wash luminaires to highlight displays Dado trunking to one full wall 1No. Telephone Handset 4 No. Voice/Data points Fire Detection & Alarm to BS5389 Part 1 Cat L3

Highland Council: Education Service PPP - Project Agreement

Room Temp - 19°C Dry Resultant

Heating, Ventilation, Acoustics and Lighting to DfEE Building Bulletin 87

Additional Requirements:	Control of Glare	Essential
	Daylight	Essential
	Sunlight	Desirable
	Window	Essential
	Natural Ventilation	Essential

SPEANBRIDGE PRIMARY SCHOOL

ROOM DATA SHEET - PR04 (R-008, R-009, R-010)

Room Name :	Nursery Cloakroom, Toilets & Store	
Required Floor Area :	15m ²	
Designed Floor Area :		
Room Description :	Cloakroom –	for use by Nursery pupils
	Toilets –	unisex for Nursery pupils
	Store –	General purpose storage
Special Requirements :	Toilet –	fittings to minimise use of water air treatment one WC fitting to suit small children locks capable of opening from outside
Relationship to other rooms :	Cloakroom -	Alcove off Nursery Room or adjacent to
	Toilet -	Adjacent and accessible to Nursery Room
	Store -	Accessible from within room
Finishes :	Toilet – Walls	Durable, easily washable finish, waterproof to 1.5 AFL. Smooth, washable and durable above this.
	Floor	Non-slip, durable, washable
	Ceiling	Smooth, moisture resistant
Fixtures :	Cloakroom -	Flexible coat hooks at appropriate level Open storage underneath
	Toilets -	One low WC in each toilet Appropriate hand drying facilities Locks capable of being open externally WC Cubicles and appropriate accessories. WHB. Vanity units

Highland Council: Education Service PPP - Project Agreement

Tamper resistant mirrors

Soap dispensers

Tamper resistant IPS to cistern walls

Sanitary fittings suitable for use by nursery children, including easy use taps

One toilet equipped to wheelchair user standard

One pull down nappy changer to disabled toilet

M & E Requirements :

If heat emitters are within pupil reach then use Low surface temperature type

Fire Detection & Alarm to BS5389 Part 1 Cat L3

Room Temp - 18°C Dry Resultant

Heating, Acoustics, Ventilation and Lighting to DfEE Building Bulletin 87

SPEANBRIDGE PRIMARY SCHOOL

ROOM DATA SHEET PR05 (R 032)

Room Name :	Learning Support
Required Floor Area :	15m ²
Designed Floor Area :	
Special Requirements :	Good even distribution of natural light Capable of overhead and data projection Good acoustic separation between adjacent rooms
Finishes :	Walls – durable, resistant to wear, easy to clean Floor – Anti-static durable carpet Ceiling – Minimum height 2.7m
Fixtures :	750mm 700mm high continuous worktop to one wall with lockable sliding door storage and tray units below Whiteboard min 4m ² with OHP Screen Maximise pinboarding 4 IT network points
M&E Provisions	1No. Electrically Operated Clock 1No. TV Aerial Point Lumination of Whiteboard Dado Trunking to one full wall 1 No. Telephone Handset 4 No. Voice/Data points Panic Alarm Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 19°C Dry Resultant Heating, Acoustics, Ventilation and Lighting to DfEE Building Bulletin 87

Highland Council: Education Service PPP - Project Agreement

Additional Requirements	Control of Glare	Essential
	Control of Privacy with exterior	Essential
	Blackout	Essential
	Daylight	Essential
	Sunlight	Desirable
	Window	Essential
	Natural Ventilation	Essential

SPEANBRIDGE PRIMARY SCHOOL

ROOM DATA SHEET PR06 (R 027)

Room Name :	Multi-Purpose Hall
Required Floor Area :	140m ²
Designed Floor Area :	
Special Requirements :	Good acoustics for productions Good acoustic separation from adjacent rooms Projections should be minimised or protected Floor to be marked out with recognised international colour code for appropriate activities No projections at roof height that can retain balls etc.
Finishes :	Walls – durable, easily cleaned, free from projections Floor – Hardwood sprung or suitable non-slip, non-abrasive Ceiling – appropriate for badminton/basketball
Fixtures :	Wall bars Flexible stage facilities and associated equipment, stage curtains
Furniture : (Provisional)	100 No. Axxess linking chairs 1 No. Q Build Kit 2A) 14 No. Fascia Panels) demountable staging 2 No. Wall bars
M & E Provisions :	1 No. Electrically Operated Clock, protected against impact damage 1 No. TV Aerial point All containment flush with building fabric 2 No. Voice/Data points, one at each end Hearing induction loop Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 15°C Dry Resultant for Games 19°C Dry Resultant for Exams

Highland Council: Education Service PPP - Project Agreement

Heating, Ventilation & Lighting to DfEE Building Bulletin 87

Additional Requirements :	Control of glare	Essential
	Blackout	Essential
	Daylight	Essential
	Natural Ventilation	Essential

SPEANBRIDGE PRIMARY SCHOOL

ROOM DATA SHEET PR06 (continued) (R 020)

Room Name : **Chair (PE) Store**

Required Floor Area : 15m²

Designed Floor Area :

Relationship to other rooms : Should be off the hall

Finishes : Walls – durable, easily cleaned
Floor – durable
Ceiling – 2.7m

Fixtures : Double doors to facilitate furniture movement
Shelving

SPEANBRIDGE PRIMARY SCHOOL

ROOM DATA SHEET PR07 (R 029)

Room Name :	Storage Areas
Required Floor Area :	20m ²
Designed Floor Area :	
Room Description :	General purpose stores for materials
Special Requirements :	Appropriate lighting Storage for stationary, arts materials, text books
Relationship to other rooms :	Suitably dispersed Near to teaching areas including Resource area
Fixtures :	Adjustable shelving for various materials Lockable
M&E Provisions :	Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 15°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87

SPEANBRIDGE PRIMARY SCHOOL

ROOM DATA SHEET - PR08 (R 003)

Room Name :	Head Teacher's Office	
Required Floor Area :	15m ²	
Designed Floor Area :		
Special Requirements :	Informal seating arrangement Acoustic Privacy	
Finishes :	Walls – high office standard Floor – Anti-static durable carpet Ceiling – Minimum height 2.4m	
Fixtures :	Shelving on one wall Pinboarding Network and telephone points Main security control and override	
Furniture :	1 No. hat and coat stand	
(Provisional)		
M&E Provisions	1No. Electrically Operated Clock Dado trunking to one full wall 1 No. Telephone Handset 3 No. Voice/Data point Panic Alarm School security control	
	Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 19°C Dry Resultant Heating, Acoustics, Ventilation and Lighting to DfEE Building Bulletin 87	
Additional Requirements	Control of Privacy with Interior	Essential
	Daylight	Essential
	Window	Essential

Highland Council: Education Service PPP - Project Agreement

Natural Ventilation

Essential

SPEANBRIDGE PRIMARY SCHOOL

ROOM DATA SHEET PR09 (R 002)

Room Name : **School Office/Admin/Reprographics Room**

Required Floor Area : 20m²

Designed Floor Area :

Special Requirements : Reception Desk – must overlook main entrance
Mechanical ventilation may be required
Must hear school bell
Contain main telephone control
Pigeon Holes for staff

Relationship to other rooms : Adjacent to Head Teacher's room, also adjacent to general store

Finishes : Walls – durable, resistant to wear, easy to clean, vertical blinds to windows
Floor – Anti-static durable carpet
Ceiling – Minimum height 2.4m

Fixtures : Reception design/Window
Telephone/Fax Facilities
Under bench storage
Pinboarding
2 No. workstations networked
Telephone points
Security networked

Furniture : 4 No. Bookcases
(Provisional) 1 No. 15 Tray Filing Cabinet
2 No. Operators Chairs
7 No. 2 Drawer Filing Cabinets
2 No. 3 Drawer Filing Cabinets
2 No. Cantilever Visitors Chairs
1 No. Swivel Chair with arms
1 No. 10 Drawer Tray unit
1 No. 15 Drawer Tray unit
1No. Key Cabinet

SPEANBRIDGE PRIMARY SCHOOL

ROOM DATA SHEET PR09 (continued) (R 012)

Room Name : **Administration Store**

Required Floor Area : 5m²

Designed Floor Area :

Finishes : Floor – durable

Fixtures : Shelving
Safe

M&E Provisions Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp 15°C Dry Resultant
Heating, Acoustics, Heating, Ventilation and Lighting to DfEE Building,
Bulletin 87

SPEANBRIDGE PRIMARY SCHOOL

ROOM DATA SHEET PR10 (R-004/R-007)

Room Name :	Staffroom/Toilet/Cloakroom
Required Floor Area :	35m ²
Designed Floor Area :	
Room Description :	To accommodate 10 staff
Special Requirements :	Cloakroom and toilet adjacent to staffroom Cloakroom to have coat hooks Worktop to one wall with sink at one end with facilities for preparing tea and coffee Staffroom to overlook play area
Finishes :	Walls – smooth for painting Floor – Anti-static durable carpet Ceiling – Minimum height 2.4m
Fixtures :	Worktop, sink and cupboard Lockers in built Toilets with WC, WHB, Sanitary disposal and electric hand drying facilities, suitable for disabled
M&E Provisions	1No. Electrically Operated Clock (Staffroom) 1No. TV Aerial point (Staffroom) Dado trunking to one full wall (Staffroom) 3No. Voice/Data points (Staffroom) Panic Alarm School Security Control Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 19°C Dry Resultant (Staffroom) 18°C (toilet/cloakroom) Heating, Acoustics, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements: Control of Glare Essential

Highland Council: Education Service PPP - Project Agreement

Control of Privacy with exterior	Essential
Control of Privacy with interior	Essential
Daylight	Essential
Window	Essential
Natural Ventilation	Essential

SPEANBRIDGE PRIMARY SCHOOL

ROOM DATA SHEET - PR11 (R 012)

Room Name : **Medical/Visiting Services Room**

Required Floor Area : 12m²

Designed Floor Area :

Room Descriptions : Room for medical and dental inspections
Services required by Dental caravan

Special Requirements : Acoustic and visual privacy

Relationship to other rooms : Could share Admin, waiting area
Adjacent to toilets and showers suitable for disabled

Finishes : Walls – smooth washable surface
Floor – smooth washable surface
Ceiling – acoustically absorbent, minimum height 2.4m

Fixtures : Sink with drainer, splashback with storage under lockable cupboards

Furniture : 1 No. Folding bed
2 No. Pillows
2 No. Blankets

M&E Provisions: 1No. Electrically Operated Clock
1 No. TV Aerial point
Lumination of whiteboard
Medical task lamps
Dado trunking to one full wall
1 No. Voice/Data point
Dental caravan hookup water and drainage
Panic Alarm

Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 21°C Dry Resultant
Heating, Acoustics, Ventilation and Lighting to DfEE Building Bulletin 87

Highland Council: Education Service PPP - Project Agreement

Additional Requirements:	Control of Glare	Essential
	Control of Privacy with Exterior	Essential
	Daylight	Essential
	Sunlight	Desirable
	Window	Essential
	Natural Ventilation	Essential

SPEANBRIDGE PRIMARY SCHOOL

ROOM DATA SHEET - PR12 (R 021/R-022/R-023/R-024)

Room Name :	Kitchen
Required Floor Area :	40m ²
Designed Floor Area :	
Room Description :	To serve meals Area for food preparation Cafeteria Service – kitchen staff facilities
Special Requirements :	Dry and vegetable stores Office Toilet Changing Room
Relationship to other rooms :	Direct access from outside for deliveries Adjacent to Dining
Finishes :	Walls – durable, waterproof, washable Floor – durable, waterproof, washable, non-slip Ceiling – Smooth, moisture resistant, non-absorbent
Fixtures :	Servery to dining area Fittings and equipment for cooking
M&E Provisions	1No. Electrically Operated Clock Suitably IP rated specialist lighting 1 No. Telephone Handset Waste disposal aspects Gas services to appliances as required Emergency shutdown facility Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 18°C Dry Resultant Heating, Acoustics, Ventilation and Lighting to DfEE Building Bulletin 87

SPEANBRIDGE PRIMARY SCHOOL

ROOM DATA SHEET PR13 (R 026)

Room Name : **Dining Room**

Required Floor Area : 55m²

Designed Floor Area :

Room Description : Multi-purpose space

Special Requirements : Noise transmission from kitchen
Good ventilation to remove smells
Modern cafeteria layout should be considered

Finishes : Walls – Durable, low maintenance finish
Floor – Durable, low maintenance finish
Ceiling – Minimum height 2.7m

Fixtures : Whiteboard
2 Substantial Notice Boards

Furniture : 10 No. Mobile folding octagonal tables
(Provisional) 60 No. Chairs

M&E Provisions : 1No. Electrically Operated Clock
1 No. TV Aerial point
2 No. Voice/Data points (one either end of room)
Panic Alarm

Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 19°C Dry Resultant
Heating, Acoustics, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements	Control of Glare	Essential
	Daylight	Essential
	Sunlight	Desirable

Highland Council: Education Service PPP - Project Agreement

Window	Essential
Natural Ventilation	Essential

SPEANBRIDGE PRIMARY SCHOOL

ROOM DATA SHEET PR14 / PR15 (combined) (R 011)

Room Name :	Janitorial / Cleaners' Store	
Required Floor Area :	15m ²	
Designed Floor Area :		
Special Requirements :	Janitorial and Cleaners' Store One Room Should be lockable Individual cupboard for highly flammable liquids and toxic materials Facilities for storage of equipment etc. No unauthorised entry	
Finishes :	Walls – durable Floor – durable, washable, waterproof Ceiling – minimum height 2.4m	
Fixtures :	Keybox Lockable cupboard for flammable and toxic materials Two walls with adjustable shelves Belfast Sink	
M&E Provisions:	1No. Electrically Operated Clock Dado trunking to one full wall Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 18°C Dry Resultant Ventilation and Lighting to DfEE Building Bulletin 87	
Additional Requirements:	Control of Privacy with Exterior	Desirable
	Daylight	Desirable
	Window	Desirable
	Natural Ventilation	Desirable

SPEANBRIDGE PRIMARY SCHOOL

ROOM DATA SHEET PR16 (R 013/R-015/R-016/R-017/R-018)

Room Name :	Pupil Cloakroom/Toilets/Showers
Required Floor Area :	80m ²
Designed Floor Area :	
Special Requirements :	Toilet/Showers – fittings to minimise water use air treatment
Room Layout :	Wheelchair access required
Finishes :	Toilet – Walls – durable, easily washable, waterproof to 1.5m AFL smooth, washable, durable above Floor – Non-slip, durable, washable Ceiling – Smooth, moisture resistant, minimum height 2.4m
Fixtures :	Cloakroom – suitable coat hooks with benches/boxes underneath Toilets – Hand drying facilities WC Cubicles and appropriate accessories WHB Vanity units Tamper resistant mirrors Soap dispensers Tamper resistant IPS to cistern walls Sanitary fitments suitable for use by pupils Suitable for disabled
M&E Provisions :	Specialist ventilation to changing facility Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp 18°C (toilets/cloakroom), 21°C (shower) Dry Resultant Heating, Ventilation, Acoustics and Lighting to DfEE Building, Bulletin 87

SPEANBRIDGE PRIMARY SCHOOL

ROOM DATA SHEET PR17 (R 028)

Room Name : **Outdoor / PE Store**

Required Floor Area : 20m²

Designed Floor Area :

Special Requirements : Lockable and secure external door

Room Layout : One long wall with adjustable 400mm deep shelves

Finishes : Walls – smooth for painting, durable
Floor – Durable, easily cleaned

M&E Provisions Alarmed door contacts

Fire Detection & Alarm to BS 5389 Part 1 Cat L3
Ventilation, Lighting to DfEE Building Bulletin 87

SPEANBRIDGE PRIMARY SCHOOL

ROOM DATA SHEET PR18 (R 019)

Room Name :	Plant Room
Required Floor Area :	7m ²
Designed Floor Area :	
Relationship to other rooms :	Accessed from circulation zone Lockable
Finishes :	Walls – durable Floor – durable, easily cleaned
M&E Provisions	1 No. Voice/Data point Specialist ventilation to satisfy plant and room requirements Drainage requirements to suit equipment Fire Detection & Alarm to BS5389 Part 1 Cat L3 Ventilation, Lighting to DfEE Building Bulletin 87

SPEAN BRIDGE PRIMARY SCHOOL

ROOM DATA SHEET 19

Areas:

Play Areas
Car Parking
Screened Waste Bin Area
Cycle Compound

Requirements:

Period Bell must be heard
Lighting – appropriate where required

SPEANBRIDGE PRIMARY SCHOOL

MISCELLANEOUS FURNITURE (Provisional)

- 1 No. Mobile basket music trolley
- 5 No. Teacher Desks (2 pedestal)
- 5 No. Teacher Chairs
- 5 No. Easy Access units (Clear)
- 1 No. Easy Access unit (Deep clear trays)
- 1 No. 8 Drawer Paper Storage unit
- 6 No. 8 seater bench tables
- 1 No. Garden shade
- 3 No. Litter bin and liner (1 each Red, Green, Blue)
- 6 No. Picnic benches
- ? Bench seating
- 2 No. Bird Tables

Classrooms

- 6 No. 1200 x 600 x 550 Tables
- 12 No. 1200 x 600 x 600 Tables
- 6 No. 1200 x 600 x 650 Tables
- 2 No. 600 x 600 x 550 Tables
- 8 No. 600 x 600 x 600 Tables
- 4 No. 600 x 600 x 650 Tables
- 2 No. 1200 x 600 x 550 Trapezoidal Tables
- 4 No. 1200 x 600 x 600 Trapezoidal Tables
- 2 No. 1200 x 600 x 650 Trapezoidal Tables
- 3 No. 550mm high Pentagon Tables (1 each blue, red, green)
- 12 No. 600mm high Pentagon Tables (4 each blue, red, green)
- 6 No. 650mm high Pentagon Tables (2 each blue, red, green)
- 2 No. 550mm high Round Tables
- 2 No. 600mm high Round Tables
- 1 No. 650mm high Round Table
- 30 No. Size B Classroom Chairs (Canary Yellow)
- 60 No. Size C Classroom Chairs (Sapphire Blue)
- 30 No. Size D Classroom Chairs (Jade)

SPEANBRIDGE PRIMARY SCHOOL

NURSERY FURNIURE (Provisional)

2 No. Roomscapes Panels 94 cm a 81 cm
2 No. Clear Cover for display board
2 No. Roomscapes 122 cm
2 No. Roomscapes 81 cm
Tote Storage 3' x 2'
Above mirror cover
Tote Storage unit 3' x 2²/₃'
Above with chalkboard cover
Display unit
Pre-school storage island
Low Storage unit
Library shelf
Utility cart
Mirror cover for display board panel
Roomscapes panel 94 cm a 122 cm
Roomscapes panel 124 cm a 122 cm
183 cm Half circle table (wooden legs : 51 cm high)

2 No. Red Rectangular Table 500mm
2 No. Blue Rectangular Table 500mm
2 No. Blue Circular Table
2 No. Red Trapezoidal Table 500mm
10 No. Blue Chairs 28cm

Highland Council: Education Service PPP - Project Agreement

10 No. Red Chairs 28cm

Sofa

2 No. Chairs

Unit Chair

2 No. Blue Chair (Adult)

2 No. Red Chairs (Adult)

Bed

Mattress and Pillow Set

STRATHDEARN PRIMARY SCHOOL

ROOM DATA SHEET PR01 (R-002)

Room Name :	Classroom 1
Required Floor Area :	55m ²
Designed Floor Area :	
Room Description :	Cater for 33 pupils Flexible spaces allowing for - Whole class teaching Small Group Teaching Working activities
Special Requirements :	Good acoustic separation between adjacent rooms Double Door Access
Finishes :	Walls – Durable, resistant to wear, easy to clean, painted Floor – Anti-Static carpet Waterproof non-slip in wet area Ceiling – Minimum height 2.7m
Fixtures :	750mm wide 700mm high continuous worktop to one wall with lockable door storage below, cupboard storage above, space for 5 pupils between storage A sink with drainer and splashback with H & C water in wet area Sink to age groups heights and fittings to suit use by pupils Open shelving for displays Maximise pinboarding 10 Network points around room, including above worktop and beside whiteboard with appropriate electrical sockets Sliding whiteboard min 6m ² with projection screen, board to have one maths panel, one for lines and one blank as min. TV/Video bracket
Furniture :	15 No. appropriate pupil tables
(Provisional)	30 No. appropriate pupil chairs 1 No. First Aid Kit 1 No. Mobile Class Library 1 No. Easy Access Storage

Highland Council: Education Service PPP - Project Agreement

1 No. Spring loaded art dryer
1 No. Dressing up trolley
10 No. Cushions/Bean bags

M&E Provisions:

1No. Electrically Operated Clock
1No. TV Aerial Point
Lumination of whiteboard
Dado trunking to two walls
10No. Voice/Data points
Panic Alarm

Fire Detection & Alarm to BS 5389 Part 1 Cat L3
Room Temp - 19°C Dry Resultant
Heating, Ventilation, Acoustics and Lighting to DfEE Building Bulletin 87

Additional Requirements:

Control of glare	Essential
Control of Privacy with exterior	Essential
Daylight	Essential
Sunlight	Desirable
Window	Essential
Natural Ventilation	Essential

STRATHDEARN PRIMARY SCHOOL

ROOM DATA SHEET PR 01 (R-004)

Room Name :	Classroom 2
Required Floor Area :	55m ²
Designed Floor Area :	
Room Description :	Cater for 33 pupils Flexible spaces allowing for - Whole class teaching Small Group Teaching Working activities
Special Requirements :	Good acoustic separation between adjacent rooms Double Door Access
Finishes :	Walls – Durable, resistant to wear, easy to clean, painted Floor – Anti-Static carpet Waterproof non-slip in wet area Ceiling – Minimum height 2.7m
Fixtures :	750mm wide 700mm high continuous worktop to one wall with lockable door storage below, cupboard storage above, space for 5 pupils between storage A sink with drainer and splashback with H & C water in wet area Sink to age groups heights and fittings to suit use by pupils Open shelving for displays Maximise pinboarding 10 Network points around room, including above worktop and beside whiteboard with appropriate electrical sockets Sliding whiteboard min 6m ² with projection screen, board to have one maths panel, one for lines and one blank as min. TV/Video bracket
Furniture :	15 No. appropriate pupil tables
(Provisional)	30 No. appropriate pupil chairs 1 No. First Aid Kit 1 No. Mobile Class Library

Highland Council: Education Service PPP - Project Agreement

1 No. Easy Access Storage
1 No. Spring loaded art dryer
10 No. Cushion/Bean bags

M & E Provisions :

1 No. Electrically Operated Clock
1 No. TV/Aerial point
Lumination of Whiteboard
Dado trunking to two walls
10 No. Voice/Data points
Panic Alarm

Fire Detection & Alarm to BS 5389 Part 1 Cat L3
Room Temp - 19°C Dry Resultant
Heating, Ventilation, Acoustics and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of glare	Essential
Control of Privacy with exterior	Essential
Daylight	Essential
Sunlight	Desirable
Window	Essential
Natural Ventilation	Essential

STRATHDEARN PRIMARY SCHOOL

ROOM DATA SHEET - PR01 (R-003)

Room Name : **Classroom 3**

Required Floor Area : 55m²

Designed Floor Area :

Room Description : Cater for 33 pupils
Flexible spaces allowing for - Whole class teaching
Small Group Teaching
Working activities

Special Requirements : Good acoustic separation between adjacent rooms
Double Door Access

Finishes : Walls – Durable, resistant to wear, easy to clean, painted
Floor – Anti-Static carpet
Waterproof non-slip in wet area
Ceiling – Minimum height 2.7m

Fixtures : 750mm wide 700mm high continuous worktop to one wall with lockable door storage below, cupboard storage above, space for 5 pupils between storage

A sink with drainer and splashback with H & C water in wet area

Sink to age groups heights and fittings to suit use by pupils

Open shelving for displays

Maximise pinboarding

12 Network points around room, including above worktop and beside whiteboard with appropriate electrical sockets

Sliding whiteboard min 6m² with projection screen, board to have one maths panel, one for lines and one blank as min.

TV/Video bracket

Furniture : 15 No. appropriate pupil tables

(Provisional) 30 No. appropriate pupil chairs

1 No. First Aid Kit

1 No. Mobile Class Library

1 No. Easy Access Storage

1 No. Spring loaded art dryer

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M & E Provisions :

1 No. Electrically Operated Clock

1 No. TV/Aerial point

Lumination of whiteboard

Dado trunking to two walls

10 No. Voice/Data points

Panic Alarm

Fire Detection & Alarm to BS 5389 Part 1 Cat L3

Room Temp - 19°C Dry Resultant

Heating, Ventilation, Acoustics and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of glare

Essential

Control of Privacy with exterior

Essential

Daylight

Essential

Sunlight

Desirable

Window

Essential

Natural Ventilation

Essential

STRATHDEARN PRIMARY SCHOOL

ROOM DATA SHEET - PR02 (R-034)

Room Name :	Resource/Library Area
Required Floor Area :	65m ²
Designed Floor Area :	
Special Requirements :	Good acoustic separation between room and adjacent classrooms
Finishes :	Walls – durable, resistant to wear, easy to clean, painted Floor – appropriate durable carpet non-slip, waterproof in wet area Ceiling – Minimum height 2.7m
Fixtures :	750mm 700mm high continuous worktop to allow 5 pupils to work at computers, with tray units below. Shelving for library books – flexible for varying books heights etc. Network points 12 minimum, with appropriate sockets Wet Area - sink with drainer and splashback worktop with storage under, cooker, refrigerator Maximise pinboarding TV/Video bracket
Furniture :	2 No. trolleys
(Provisional)	1 No. First Aid Kit 2 No. Des and Tech work benches
M & E Provisions :	1 No. Electrically Operated Clock 1 No. TV/Aerial point Lumination of whiteboard Counter lighting VDU terminal area lighting 150 lux to bottom vertical face of bookshelves Appropriate Dado trunking 1 No. Telephone Handset for Library 1 No. Telephone Handset for Resource Centre

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12 No. Voice/Data points

Hearing induction loop

Panic Alarm

Fire Detection & Alarm to BS 5389 Part 1 Cat L3

Room Temp - 19°C Dry Resultant

Heating, Ventilation, Acoustics and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of glare Essential

Control of Privacy with exterior Essential

Daylight Essential

Window Essential

Natural Ventilation Essential

STRATHDEARN PRIMARY SCHOOL

ROOM DATA SHEET PR03 (R-007)

Room Name :	Nursery/Playgroup Room
Required Floor Area :	65m ²
Designed Floor Area :	To accommodate 24 pupils
Room Description :	
Special Requirements :	Children will use water, sand and clay Children will be engaged in quiet activities Acoustic consideration as noisy activities foreseen
Room Layout :	Storage units to teaching and opposite wall
Relationship to other rooms :	Adjacent to Nursery toilets (may be part of room) Access to secure dedicated external play area May have own external entrance
Finishes :	600mm wide 700mm high continuous worktop with lockable door storage below Some worktop at 900mm high for provision of a suitably guarded cooker with washing machine, refrigerator and dishwasher under 2 No. sinks with drainers and splashbacks (one in 900mm, one in 700mm) Black and white board (mixed) at child height Network points Maximise pinboarding, some at child height Open shelving for display
M & E Provisions :	1 No. Electrically Operated Clock 1 No. TV Aerial point Lumination of white/blackboard Wall wash luminaires to highlight displays Dado trunking to one full wall 1 No. Telephone Handset 4 No. Voice/Data points If heat emitters within pupil reach then Low Surface Temperature type Taps appropriate for Nursery children

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Panic Alarm

Fire Detection & Alarm to BS 5389 Part 1 Cat L3

Room Temp - 19°C Dry Resultant

Heating, Ventilation, Acoustics and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of glare	Essential
Daylight	Essential
Sunlight	Desirable
Window	Essential
Natural Ventilation	Essential

STRATHDEARN PRIMARY SCHOOL

ROOM DATA SHEET - PR04 (R-005, R-006)

Room Name :	Nursery Cloakroom, Toilets & Store	
Required Floor Area :	15m ²	
Designed Floor Area :		
Room Description :	Cloakroom –	for use by Nursery pupils
	Toilets –	unisex for Nursery pupils
	Store –	General purpose store
Special Requirements :	Toilet –	fittings to minimise use of water air treatment one wc fitting to suit small children locks capable of opening from outside
Relationship to other rooms :	Cloakroom -	Alcove off Nursery Room or adjacent to
	Toilet -	Adjacent and accessible to Nursery Room
	Store -	Adjacent to room
Finishes :	Toilet – Walls	Durable, easily washable finish, waterproof to 1.5 AFL. Smooth, washable and durable above this.
	Floor	Non-slip, durable, washable
	Ceiling	Smooth, moisture resistant
Fixtures :	Cloakroom -	Flexible coat hooks at appropriate level Open storage underneath
	Toilets -	One low WC in each toilet Appropriate hand drying facilities Locks capable of being open externally WC Cubicles and appropriate accessories. WHB. Vanity units Tamper resistant mirrors

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Soap dispensers

Tamper resistant IPS to cistern walls

Sanitary fittings suitable for use by nursery children, including easy use taps

One toilet equipped to wheelchair user standard

One pull down nappy changer to disabled toilet

Store -

Shelving

M & E Requirements :

If heat emitters are within pupil reach then use Low surface temperature type

Fire Detection & Alarm to BS 5389 Part 1 Cat L3

Room Temp - 19°C Dry Resultant

Heating, Ventilation, Acoustics and Lighting to DfEE Building Bulletin 87

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Sunlight	Desirable
Window	Essential
Natural Ventilation	Essential

STRATHDEARN PRIMARY SCHOOL

ROOM DATA SHEET PR06 (R-011)

Room Name :	Multi-Purpose Hall
Required Floor Area :	140m ²
Designed Floor Area :	
Special Requirements :	Good acoustics for productions Good acoustic separation from adjacent rooms Projections should be minimised or protected Floor to be marked out with recognised international colour code for appropriate activities No projections at roof height that can retain balls etc.
Finishes :	Walls – durable, easily cleaned, free from projections Floor – Hardwood sprung or suitable non-slip, non-abrasive Ceiling – appropriate for badminton/basketball
Fixtures :	Wall bars Flexible stage facilities and associated equipment, stage curtains
Furniture : (Provisional)	60 No. appropriate pupil chairs 1 No. Q Build Kit 2A) 14 No. Fascia Panels) demountable staging 2 No. Wall bars 1 No. Chair Trolley 1 No. First Aid Kit
M & E Provisions :	1 No. Electrically Operated Clock, protected against impact damage 1 No. TV Aerial point All containment flush with building fabric 2 No. Voice/Data points, one at each end Hearing induction loop Fire Detection & Alarm to BS 5389 Part 1 Cat L3 Room Temp - 19°C (Exam), 15°C (Games) Dry Resultant

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Heating, Ventilation, Acoustics and Lighting to DfEE Building Bulletin 87

Additional Requirements :	Control of glare	Essential
	Blackout	Essential
	Daylight	Essential
	Natural Ventilation	Essential

STRATHDEARN PRIMARY SCHOOL

ROOM DATA SHEET PR06 (R-018)

Room Name : **PE Equipment Store**

Required Floor Area : 15m²

Designed Floor Area :

Relationship to other rooms : Should be off the hall

Finishes : Walls – durable, easily cleaned
Floor – durable
Ceiling – 2.7m

Fixtures : Double doors to facilitate furniture movement
Shelving (lipped)

STRATHDEARN PRIMARY SCHOOL

ROOM DATA SHEET PR07 (R-010)

Room Name :	Storage Areas
Required Floor Area :	20m ²
Designed Floor Area :	
Room Description :	General purpose stores for materials
Special Requirements :	Appropriate lighting Storage for stationary, arts materials, text books
Relationship to other rooms :	Suitably dispersed Near to teaching areas including Resource area
Fixtures :	Adjustable shelving for various materials Lockable
M&E Provisions	Fire Detection & Alarm to BS 5389 Part 1 Cat L3 Room Temp - 15°C Dry Resultant Heating, Ventilation, Acoustics and Lighting to DfEE Building Bulletin 87

STRATHDEARN PRIMARY SCHOOL

ROOM DATA SHEET - PR08 (R-025)

Room Name :	Head Teacher's Office	
Required Floor Area :	15m ²	
Designed Floor Area :		
Special Requirements :	Informal seating arrangement Acoustic Privacy	
Finishes :	Walls – high office standard Floor – Anti-static durable carpet Ceiling – Minimum height 2.4m	
Fixtures :	Shelving Pinboarding Network and telephone points Main security control and override	
Furniture :	1 No. hat and coat stand	
(Provisional)		
M & E Provisions :	1 No. Electrically Operated Clock Dado trunking to one full wall 1 No. Telephone Handset 3 No. Voice/Data point Panic Alarm School security control Fire Detection & Alarm to BS 5389 Part 1 Cat L3 Room Temp - 19°C Dry Resultant Heating, Ventilation, Acoustics and Lighting to DfEE Building Bulletin 87	
Additional Requirements :	Control of Privacy with Interior Daylight Window	Essential Essential Essential

STRATHDEARN PRIMARY SCHOOL

ROOM DATA SHEET PR 09 R-030

Room Name : **School Office/Admin/Reprographics Room**

Required Floor Area : 20m²

Designed Floor Area :

Special Requirements : Reception Desk – must overlook main entrance
Mechanical ventilation may be required
Must hear school bell
Contain main telephone control
Pigeon Holes for staff

Relationship to other rooms : Adjacent to general store

Finishes : Walls – durable, resistant to wear, easy to clean, vertical blinds to windows
Floor – Anti-static durable carpet
Ceiling – Minimum height 2.4m

Fixtures : Reception design/Window
Telephone/Fax Facilities
Under bench storage
Pinboarding
2 No. workstations networked
Telephone points
Security networked

Furniture :
(Provisional) 1 No. Operator Chair
1 No. Teacher Chair
2 No. Soft Chairs
1 No. Cupboard
1 No. 5 Shelf Bookcase
1 No. Filing Cabinet
2 No. Artificial Plants/Trees
2 No. Pin Boards
2 No. Wall Pictures
1 No. Mobile File Stand

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1 No. Clock
1 No. Fire Resistant Chest
1 No. First Aid Kit
1 No. Hat and Coat Stand

M & E Provisions :

1 No. Electrically Operated Clock
Dado trunking to two full walls
1 No. Telephone Handset
5 No. Voice/Data points
Panic Alarm
School Security Control

Fire Detection & Alarm to BS 5389 Part 1 Cat L3
Room Temp - 19°C Dry Resultant
Heating, Ventilation, Acoustics and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of glare	Essential
Control of Privacy with exterior	Essential
Control of Privacy with interior	Essential
Daylight	Essential
Window	Essential
Natural Ventilation	Essential

STRATHDEARN PRIMARY SCHOOL

ROOM DATA SHEET PR09 (continued) (R-031)

Room Name : **Administration Store**

Required Floor Area : 5m²

Designed Floor Area :

Finishes : Floor – durable

Fixtures : Shelving
Safe

M&E Provisions: Fire Detection & Alarm to BS 5389 Part 1 Cat L3
Room Temp - 15°C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

STRATHDEARN PRIMARY SCHOOL

ROOM DATA SHEET PR10 (R-027/R-028/R-029)

Room Name :	Staffroom/Toilet/Cloakroom
Required Floor Area :	35m ²
Designed Floor Area :	
Room Description :	To accommodate 10 staff
Special Requirements :	Cloakroom and toilet adjacent to staffroom Cloakroom to have coat hooks Worktop to one wall with sink at one end with facilities for preparing tea and coffee Staffroom to overlook play area
Finishes :	Walls – smooth for painting Floor – Anti-static durable carpet Ceiling – Minimum height 2.4m
Fixtures :	Worktop, sink and cupboard Lockers in built Toilets with WC, WHB, Sanitary disposal and electric hand drying facilities, suitable for disabled
Furniture :	12 No. Soft Chairs
(Provisional)	3 No. Coffee Tables 1 No. 5 Shelf Bookcase 8 No. Lockers 1 No. Literature Organiser 1 No. First Aid Kit
M & E Provisions :	1 No. Electrically Operated Clock (Staffroom) 1 No. TV Aerial point (Staffroom) Dado trunking to one full wall (Staffroom) 3 No. Voice/Data points (Staffroom) Panic Alarm School Security Control

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Fire Detection & Alarm to BS 5389 Part 1 Cat L3

Room Temp - 19°C (Staffroom), 18°C (Toilet/cloakroom)

Dry Resultant

Heating, Ventilation, Acoustics and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of Glare	Essential
Control of Privacy with Exterior	Essential
Control of Privacy with Interior	Essential
Daylight	Essential
Window	Essential
Natural Ventilation	Essential

STRATHDEARN PRIMARY SCHOOL

ROOM DATA SHEET - PR11 (R-026)

Room Name :	Medical/Visiting Services Room
Required Floor Area :	12m ²
Designed Floor Area :	
Room Descriptions :	Room for medical and dental inspections Services required by Dental caravan
Special Requirements :	Acoustic and visual privacy
Relationship to other rooms :	Could share Admin, waiting area Adjacent to toilets and showers suitable for disabled
Finishes :	Walls – smooth washable surface Floor – smooth washable surface Ceiling – acoustically absorbent, minimum height 2.4m
Fixtures :	Sink with drainer, splashback with storage under lockable cupboards
Furniture : (Furniture)	2 No. pupil double desks 6 No. appropriate pupil chairs 1 No. Trolley – unit tray 1 No. Lockable First Aid Kit 1 No. Folding Bed 2 No. Pillows 2 No. Blankets
M & E Provisions :	1 No. Electrically Operated Clock 1 No. TV Aerial point Lumination of whiteboard Medical task lamps Dado trunking to one full wall 1 No. Voice/Data point Dental caravan hookup water and drainage

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Panic Alarm

Fire Detection & Alarm to BS 5389 Part 1 Cat L3

Room Temp - 21°C Dry Resultant

Heating, Ventilation, Acoustics and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of Glare	Essential
Control of Privacy with Exterior	Essential
Daylight	Essential
Sunlight	Desirable
Window	Essential
Natural Ventilation	Essential

STRATHDEARN PRIMARY SCHOOL

ROOM DATA SHEET - PR12 (R-013, R-014, R-015, R-016)

Room Name :	Kitchen
Required Floor Area :	40m ²
Designed Floor Area :	
Room Description :	To serve meals Area for food preparation Cafeteria Service – kitchen staff facilities
Special Requirements :	Dry and vegetable stores Office Toilet Changing Room
Relationship to other rooms :	Direct access from outside for deliveries Adjacent to Dining
Finishes :	Walls – durable, waterproof, washable Floor – durable, waterproof, washable, non-slip Ceiling – Smooth, moisture resistant, non-absorbent
Fixtures :	Servery to dining area Fittings and equipment for cooking
M & E Provisions :	1 No. Electrically Operated Clock Suitably IP rated specialist lighting 1 No. Telephone Handset Waste disposal aspects Gas services to appliances as required Emergency shut-down facility Fire Detection & Alarm to BS 5389 Part 1 Cat L3 Room Temp - 18°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87

STRATHDEARN PRIMARY SCHOOL

ROOM DATA SHEET - PR13 (R-012)

Room Name :	Dining Room	
Required Floor Area :	55m ²	
Designed Floor Area :		
Room Description :	Multi-purpose space	
Special Requirements :	Noise transmission from kitchen Good ventilation to remove smells Modern cafeteria layout should be considered Communal Folding Partition to Gym Hall	
Finishes :	Walls – Durable, low maintenance finish Floor – Durable, low maintenance finish Ceiling – Minimum height 2.7m	
Fixtures :	Whiteboard 2 Substantial Notice Boards	
Furniture : (Provisional)	6 No. Dining Tables 36 No. Dining Chairs 1 No. counter with cupboard storage under	
M & E Provisions :	1 No. Electrically Operated Clock 1 No. TV Aerial point 2 No. Voice/Data points (one either end of room) Panic Alarm Fire Detection & Alarm to BS 5389 Part 1 Cat L3 Room Temp - 19°C Dry Resultant Heating, Ventilation, Acoustics and Lighting to DfEE Building Bulletin 87	
Additional Requirements :	Control of glare	Essential
	Daylight	Essential
	Sunlight	Desirable

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Window

Essential

Natural Ventilation

Essential

STRATHDEARN PRIMARY SCHOOL

ROOM DATA SHEET PR14/PR15 (combined) (R-032)

Room Name :	Janitorial / Cleaners' Store	
Required Floor Area :	15m ²	
Designed Floor Area :		
Special Requirements :	Should be lockable Individual cupboard for highly flammable liquids and toxic materials Facilities for storage of equipment etc.	
Finishes :	Walls – durable Floor – durable, washable, waterproof Ceiling – minimum height 2.4m	
Fixtures :	Keybox Lockable cupboard for flammable and toxic materials Two walls with adjustable shelves Belfast Sink	
M & E Provisions :	1 No. Electrically Operated Clock Dado trunking to one full wall Fire Detection & Alarm to BS 5389 Part 1 Cat L3 Room Temp - 18°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87	
Additional Requirements :	Control of Privacy with Exterior	Desirable
	Daylight	Desirable
	Window	Desirable
	Natural Ventilation	Desirable

STRATHDEARN PRIMARY SCHOOL

ROOM DATA SHEET - PR16 (R-021, R-022, R-023, R-024)

Room Name :	Pupil Cloakroom/Toilets/Showers
Required Floor Area :	80m ²
Designed Floor Area :	
Special Requirements :	Toilet/Showers – fittings to minimise water use air treatment
Room Layout :	Wheelchair access required
Finishes :	Toilet – Walls – durable, easily washable, waterproof to 1.5m AFL smooth, washable, durable above Floor – Non-slip, durable, washable Ceiling – Smooth, moisture resistant, minimum height 2.4m
Fixtures :	Cloakroom – suitable coat hooks with benches/boxes underneath Toilets – Hand drying facilities WC Cubicles and appropriate accessories WHB Vanity units Tamper resistant mirrors Soap dispensers Tamper resistant IPS to cistern walls Sanitary fitments suitable for use by pupils Suitable for disabled
M & E Provisions :	Specialist ventilation to changing facility Fire Detection & Alarm to BS 5389 Part 1 Cat L3 Room Temp - 18°C (Toilets/Cloakroom), 21°C (Shower) Dry Resultant Heating, Ventilation, Acoustics and Lighting to DfEE Building Bulletin 87

STRATHDEARN PRIMARY SCHOOL

ROOM DATA SHEET PR17 (R-019, R-020)

Room Name : **Outdoor Store and Chair Store**

Required Floor Area : 20m²

Designed Floor Area :

Special Requirements : Lockable and secure external door

Room Layout : One long wall with adjustable 400mm deep shelves

Finishes : Walls – smooth for painting, durable
Floor – Durable, easily cleaned

M & E Provisions : Alarmed door contacts

Fire Detection and Alarm to BS5389 Part 1, Cat L3
Ventilation & Lighting to DfEE Building Bulletin 87

STRATHDEARN PRIMARY SCHOOL

ROOM DATA SHEET PR18 (R-017)

Room Name : **Plant Room**

Required Floor Area : 7m²

Designed Floor Area :

Relationship to other rooms : Accessed from circulation zone
Lockable

Finishes : Walls – durable
Floor – durable, easily cleaned

M & E Provisions : 1 No. Voice/Data point
Specialist ventilation to satisfy plant and room requirements
Drainage requirements to suit equipment

Fire Detection and Alarm to BS5389 Part 1 Cat L3
Ventilation and Lighting to DfEE Building Bulletin 87

STRATHDEARN PRIMARY SCHOOL

MISCELLANEOUS FURNITURE (Provisional)

Foyer	6 No. Soft Chairs 1 No. Coffee table 2 No. Display cabinets 2 No. Artificial plants/trees 2 No. Pinboards 2 No. Wall Pictures 1 No. First Aid Kit
Whole School	1 No. First Aid Kit 2 No. Picnic benches 1 No. Bench seating – play areas 1 No. large play equipment with soft landing area 2 no. Bird Tables

STRATHDEARN PRIMARY SCHOOL

ROOM DATA SHEET 19

Areas:	Play Areas Car Parking Screened Waste Bin Area Cycle Compound
Requirements:	Period Bell must be heard
Lighting:	appropriate where required

STRATHDEARN PRIMARY SCHOOL

NURSERY FURNITURE (Provisional)

2 No. Roomscapes Panels 94 cm a 81 cm
2 No. Clear Cover for display board
2 No. Roomscapes 122 cm
2 No. Roomscapes 81 cm
Tote Storage 3' x 2'
Above mirror cover
Tote Storage unit 3' x 2²/₃'
Above with chalkboard cover
Display unit
Pre-school storage island
Low Storage unit
Library shelf
Utility cart
Mirror cover for display board panel
Roomscapes panel 94 cm a 122 cm
Roomscapes panel 124 cm a 122 cm
183 cm Half circle table (wooden legs : 51 cm high)

2 No. Red Rectangular Table 500mm
2 No. Blue Rectangular Table 500mm
2 No. Blue Circular Table
2 No. Red Trapezoidal Table 500mm
10 No. Blue Chairs 28cm
10 No. Red Chairs 28cm

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Sofa

2 No. Chairs

Unit Chair

2 No. Blue Chair (Adult)

2 No. Red Chairs (Adult)

Bed

Mattress and Pillow Set

40637

SECONDARY SCHOOLS

Room Data Sheet	Code
Classroom	SEC 01
Classroom – Geography	SEC 02
Tutorial Room (Ardnamurchan only)	SEC 03
Staff Workbase, tutorial room and storage (Ardnamurchan only)	SEC 04
Resource Base and store (Glen Urquhart only)	SEC 05
Learning Support Facility (Glenurquhart only)	SEC 06
Learning Support Facility (Ardnamurchan only)	SEC 07
Art & Design Room, Kiln, Dark Room and Storage	SEC 08
Business Education and Computing Studies	SEC 09
Home Economics Room	SEC 10
Home Economics Resource Base and Storage	SEC 11
Music Classrooms	SEC 12
Music Practice Rooms	SEC 13
Music Store	SEC 14
Science Laboratories	SEC 15
Science Technician A/V Work Room	SEC 16
Craft & Design – Workshop & Preparation/Storage	SEC 17
Graphic Communication /Technological Studies	SEC 18
Multi-purpose Hall	SEC 19
Library / ODL Suite / Office / storage	SEC 20
Games Hall	SEC 21
Fitness Room	SEC 22
PE Staff Base / Changing facilities	SEC 23
Pupil Changing Rooms & Showers / Toilets	SEC 24
Indoor Stores (PE) (3 nr)	SEC 25
Outdoor Store (PE), tractor shed, Minibus, Cycles	SEC 26
Pitches (grass and all weather)	SEC 27
Head Teacher	SEC 28
Depute Head Teacher	SEC 29
Guidance Offices (2 nr)	SEC 30
School Office / Reprographics / Store	SEC 31
Meeting Room	SEC 32
Medical Suite	SEC 33
Staffroom / Cloakroom	SEC 34
Janitor Room and store	SEC 35
Cleaners Room	SEC 36
Kitchen	SEC 37
Dining Area	SEC 38
Toilets – pupils / staff / disabled	SEC 39
IT Server Room	SEC 40
Reception / Foyer including Waiting Area	SEC 41
Plant	SEC 42
Coffee Bar	SEC 43
Community Room, Office and storage	SEC 44
Multi purpose Meeting Room (Sch. & Community)	SEC 45

Nursery Playroom	SEC 46
Out of School Club / Crèche/ Parent & Toddler	SEC 47
Kitchen	SEC 48
Quiet Room / Parent's Room	SEC 49
Office	SEC 50
Childcare Centre Reception, Cloakroom, Toilets & Storage	SEC 51
Circulation - general	SEC 52
Numbers 54 – 64 Strontian ONLY	
FE/HE Accommodation (within school)	SEC 53
HOSTEL – general comments	SEC 54
Bedrooms (Pupil)	SEC 55
Supervisor's bed/sitting room with en-suite bathroom	SEC 56
Sitting Room (small)	SEC 57
Lounge with TV/Games area incl. small dining/kitchen	SEC 58
Bathrooms and washrooms	SEC 59
Laundry room and store	SEC 60
Base / Reception Area	SEC 61
Entrance Foyer with booth for payphone	SEC 62
Main Entrance / exit / wet area for cloaks etc	SEC 63
Storage	SEC 64
Car parking, Screened Waste Bin Area, Cycle Compound	SEC 65

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 01

RF - 003

Room Name : **English**

Required Floor Area : 55m²

Designed Floor Area :

Room Description : Cater for 33 pupils, class to be used for Religious Studies and Personal and social education as required.

Special Requirements : Good acoustic separation between adjacent rooms.
Glazed viewing panels along corridors and in solid core door.

Finishes : Vertical window blinds to all windows.
Floor to be anti-static carpet.
Minimum ceiling height 2.7m.

Fixtures : 750mm wide, 700mm high continuous worktop along one wall with lockable door storage below – to include tray units, bookcases, legroom between storage for 5 pupils – one to be suitable for disabled.
Adjustable shelving on one wall
Black and white board minimum writing area 6m², 1 panel white remaining black, with OHP screen.
Maximise pinboarding.
Wall mounted bracket for TV/Video.
Network points.
Power available to room centre.
Individual coat pegs to suit pupil numbers.
Wall cupboards to one wall, some lockable

Furniture : 32 No. Single Pupil Desks
(Provisional) 32 No. Pupil Chairs
3 No. Operator Chairs
1 No. Teacher Desk (Double Pedestal)
1 No. Teacher Chair
1 No. Rectangular Table

1 No. Cupboard
1 No. 5 Shelf Bookcase
1 No. 4 Drawer Filing Cabinet
5 No. Trolleys – unit tray
1 No. OHP Trolley

M & E Provisions :

1 No. Electrically Operated Clock
1 No. TV Aerial Point
Lumination of whiteboard/blackboard
Dado trunking to two full walls
1 No. Telephone Handset
9 No. Voice /Data points
Panic Alarm
Fire detection and alarm to BS5389 Part 1 Cat L3
Room temp - 19° Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of Glare –	Essential
Daylight –	Essential
Sunlight –	Desirable
Window –	Essential
Natural Ventilation -	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 01

RF - 005

Room Name : **English**

Required Floor Area : 55m²

Designed Floor Area :

Room Description : Cater for 33 pupils, class to be used for Religious Studies and Personal and social education as required.

Special Requirements : Good acoustic separation between adjacent rooms.
Glazed viewing panels along corridors and in solid core door.

Finishes : Vertical window blinds to all windows.
Floor to be anti-static carpet.
Minimum ceiling height 2.7m.

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Fixtures :	750mm wide, 700mm high continuous worktop along one wall with lockable door storage below – to include tray units, bookcases, legroom between storage for 5 pupils – one to be suitable for disabled. Adjustable shelving on one wall Black and white board minimum writing area 6m ² , 1 panel white remaining black, with OHP screen. Maximise pinboarding. Wall mounted bracket for TV/Video. Network points. Power available to room centre. Individual coat pegs to suit pupil numbers. Wall cupboards to one wall, some lockable
Furniture : (Provisional)	32 No. Single Pupil Desks 32 No. Pupil Chairs 3 No. Operator Chairs 1 No. Teacher Desk (Double Pedestal) 1 No. Teacher Chair 1 No. Rectangular Table 1 No. Cupboard 1 No. 5 Shelf Bookcase 1 No. 4 Drawer Filing Cabinet 5 No. Trolleys – unit tray 1 No. OHP Trolley
M & E Provisions :	1 No. Electrically Operated Clock 1 No. TV Aerial Point Lumination of whiteboard/blackboard Dado trunking to two full walls 1 No. Telephone Handset 9 No. Voice /Data points Panic Alarm Fire Detection & Alarm to BS 5389 Part 1 Cat L3 Room temp - 19° C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87
Additional Requirements :	Control of Glare – Essential Daylight – Essential Sunlight – Desirable Window – Essential Natural Ventilation - Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET – SEC 05

RF

- 004

Room Name :	English Resource Base with store
Required Floor Area :	22m ²
Designed Floor Area :	
Room Description :	Room for staff to work and teaching small groups of pupils.
Special Requirements :	Viewing panels to both classrooms with curtains and blinds.
Finishes :	Anti-static carpet Minimum ceiling height 2.7m. Store – to have hard wearing durable floor
Fixtures :	Pinboarding to one wall White board minimum writing area 4m ² Three workstations with under bench storage and wall cupboards/shelving. Bookcase floor to ceiling Network facilities Wall mounted TV/Video bracket Store – Shelving to one wall
Furniture : (Provisional)	5 No. Pupil Double Desks 10 No. Pupil Chairs 2 No. Operator Chairs 6 No. Soft Chairs 1 No. Coffee Table 1 No. Rectangular Table 1 No. Cupboard 1 No. 5 Shelf Bookcase 2 No. 4 Drawer Filing Cabinet 3 No. Trolleys – unit tray
M & E Provisions :	1 No. Electrically Operated Clock 1 No. TV Aerial Point

Highland Council: Education Service PPP - Project Agreement

Lumination of blackboard
Dado trunking to two full walls
1 No. Telephone Handset
7 No. Voice/Data points
Fire Detection & Alarm to BS 5389 Part 1 Cat L3
Room temp - 19° C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of Privacy with Exterior –	Essential
Control of Glare –	Essential
Daylight –	Essential
Window –	Essential
Natural Ventilation -	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 01

RG - 031

Room Name :	Modern Languages
Required Floor Area :	55m ²
Designed Floor Area :	
Room Description :	For modern languages including Gaelic
Special Requirements :	Good acoustic separation between adjacent rooms Glazed viewing panels along corridors and in solid core door. Sufficient peripheral benching to enable installation of PALE systems with positions for 12 pupils and 1 master teacher.
Finishes :	Vertical window blinds to all windows Floor to be anti-static carpet Minimum ceiling height 2.7m
Fixtures :	750mm wide, 700mm high continuous worktop along one wall with lockable door storage below – to include tray units, bookcases, legroom between storage for 4 pupils – one to be suitable for disabled. Adjustable shelving on one wall Black and white board minimum writing area 6m ² , one panel white remaining black, with OHP screen Maximise pinboarding Wall mounted bracket for TV/Video Network points Power available to room centre Individual coat pegs to suit pupil numbers Cupboards to one wall, some lockable
Furniture :	32 No. Single Pupil Desks
(Provisional)	32 No. Pupil Chairs 1 No. Teacher Desk (Double Pedestal) 1 No. Teacher Chair 1 No. Cupboard 1 No. 5 Shelf Bookcase

Highland Council: Education Service PPP - Project Agreement

1 No. 4 Drawer Filing Cabinet

6 No. Trolleys – unit tray

1 No. OHP Trolley

M & E Provisions :

1 No. Electrically operated Clock

1 No. TV Aerial point

Lumination of whiteboard/blackboard

Dado trunking to two full walls

1 No. Telephone Handset

9 No Voice/Data points

Panic Alarm

PALE System around two walls

Fire detection & Alarm to BS5389 Part 1, Cat L3

Room Temp - 19° Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control Glare – Essential

Daylight – Essential

Sunlight – Desirable

Window – Essential

Natural Ventilation - Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 01

RG - 033

Room Name :	Modern Languages
Required Floor Area :	55m ²
Designed Floor Area :	
Room Description :	For modern languages including Gaelic
Special Requirements :	Good acoustic separation between adjacent rooms Glazed viewing panels along corridors and in solid core door. Sufficient peripheral benching to enable installation of PALE systems with positions for 12 pupils and 1 master teacher.
Finishes :	Vertical window blinds to all windows Floor to be anti-static carpet Minimum ceiling height 2.7m
Fixtures :	750mm wide, 700mm high continuous worktop along one wall with lockable door storage below – to include tray units, bookcases, legroom between storage for 4 pupils – one to be suitable for disabled. Adjustable shelving on one wall Black and white board minimum writing area 6m ² , one panel white remaining black, with OHP screen Maximise pinboarding Wall mounted bracket for TV/Video Network points Power available to room centre Individual coat pegs to suit pupil numbers Cupboards to one wall, some lockable
Furniture :	32 No. Single Pupil Desks
(Provisional)	32 No. Pupil Chairs 1 No. Teacher Desk (Double Pedestal) 1 No. Teacher Chair 1 No. Cupboard 1 No. 5 Shelf Bookcase

Highland Council: Education Service PPP - Project Agreement

1 No. 4 Drawer Filing Cabinet

6 No. Trolleys – unit tray

1 No. OHP Trolley

M & E Provisions :

1 No. Electrically operated Clock

1 No. TV Aerial point

Lumination of whiteboard/blackboard

Dado trunking to two full walls

1 No. Telephone Handset

9 No Voice/Data points

Panic Alarm

PALE System around two walls

Fire detection & Alarm to BS 5389 Part 1, Cat L3

Room Temp 19° C Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of Glare – Essential

Daylight – Essential

Sunlight – Desirable

Window – Essential

Natural Ventilation - Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET – SEC 05

RG

- 032

Room Name : **Modern Languages Resource Base with Store**

Required Floor Area : 22m²

Designed Floor Area :

Room Description : Room for staff to work and teaching small groups of pupils

Special Requirements : Viewing panels to both classrooms with curtains and blinds

Finishes :
Anti-static carpet
Minimum ceiling height 2.7m
Store – to have hard wearing durable floor

Fixtures :
Pinboarding to one wall
White board minimum writing area 4m²
Three workstations with under bench storage and wall cupboards/shelving
Network facilities
Wall mounted TV/Video bracket
Store – Shelving to one wall

Furniture :
(Provisional) 5 No. Pupil Double Desks
10 No. Pupil Chairs
2 No. Operator Chairs
6 No. Soft Chairs

M & E Provisions :
1 No. Electrically operated Clock
1 No. TV Aerial point
Lumination of whiteboard/blackboard
Dado trunking to two full walls
1 No. Telephone Handset
7 No. Voice/Data points
Fire Detection & Alarm to BS5389 Part 1, Cat L3
Room Temp - 19° C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Highland Council: Education Service PPP - Project Agreement

Additional Requirements :	Control of Privacy with Exterior –	Essential
	Control of glare –	Essential
	Daylight –	Essential
	Window –	Essential
	Natural Ventilation –	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 01

RF 026

Room Name : **Mathematics**

Required Floor Area : 55m²

Designed Floor Area :

Room Description : Cater for 33 pupils

Special Requirements : Good acoustic separation between adjacent rooms
Glazed viewing panels along corridors and in solid core door.

Finishes : Vertical window blinds to all windows
Floor to be anti-static carpet
Minimum ceiling height 2.7m

Fixtures : 750mm wide 700mm high continuous worktop along one wall
with lockable door storage below – to include tray units,
bookcases, legroom between storage for 5 pupils – one to be
suitable for disabled.
Adjustable shelving on one wall
Black and white board minimum writing area 6m², all
whiteboard with grid squares to one panel, with OHP screen.
Maximise pinboarding
Wall mounted bracket for TV/Video
Network points
Power available to room centre
Individual coat pegs to suit pupil numbers
Wall cupboards to one wall, some lockable

Furniture : 32 No. Single Pupil Desks
(Provisional) 32 No. Pupil Chairs
4 No. Operator Chairs
1 No. Teacher Desk (Double Pedestal)
1 No. Teacher Chair
2 No. Cupboards

Highland Council: Education Service PPP - Project Agreement

2 No. 5 Shelf Bookcases
2 No. 4 Drawer Filing Cabinets
2 No. Trolleys – unit trays
1 No. OHP Trolley

M & E Provisions :

1 No. Electrically operated Clock
1 No. TV Aerial point
Lumination of whiteboard/blackboard
Dado trunking to two full walls
1 No. Telephone Handset
9 No. Voice/Data points
Panic Alarm
Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 19° C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of Glare –	Essential
Daylight –	Essential
Sunlight –	Desirable
Window –	Essential
Natural Ventilation -	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 01

RF - 028

Room Name : **Mathematics**

Required Floor Area : 55m²

Designed Floor Area :

Room Description : Cater for 33 pupils

Special Requirements : Good acoustic separation between adjacent rooms
Glazed viewing panels along corridors and in solid core door.

Finishes : Vertical window blinds to all windows
Floor to be anti-static carpet
Minimum ceiling height 2.7m

Fixtures : 750mm wide 700mm high continuous worktop along one wall
with lockable door storage below – to include tray units,
bookcases, legroom between storage for 5 pupils – one to be
suitable for disabled.
Adjustable shelving on one wall
Black and white board minimum writing area 6m², all
whiteboard with grid squares to one panel, with OHP screen.
Maximise pinboarding
Wall mounted bracket for TV/Video
Network points
Power available to room centre
Individual coat pegs to suit pupil numbers
Wall cupboards to one wall, some lockable

Furniture : 32 No. Single Pupil Desks
(Provisional) 32 No. Pupil Chairs
4 No. Operator Chairs
1 No. Teacher Desk (Double Pedestal)
1 No. Teacher Chair
2 No. Cupboards

Highland Council: Education Service PPP - Project Agreement

2 No. 5 Shelf Bookcases
2 No. 4 Drawer Filing Cabinets
2 No. Trolleys – unit trays
1 No. OHP Trolley

M & E Provisions :

1 No. Electrically operated Clock
1 No. TV Aerial point
Lumination of whiteboard/blackboard
Dado trunking to two full walls
1 No. Telephone Handset
9 No. Voice/Data points
Panic Alarm
Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 19° C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of Glare –	Essential
Daylight –	Essential
Sunlight –	Desirable
Window –	Essential
Natural Ventilation -	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 05

RF 027

Room Name : **Mathematics Resource Base with storage**

Required Floor Area : 22m²

Designed Floor Area :

Room Description : Room for staff to work and teaching small groups of pupils

Special Requirements : Viewing panels to both classrooms with curtains and blinds

Finishes :
Anti-static carpet
Minimum ceiling height 2.7m
Store – to have hard wearing durable floor

Fixtures :
Pinboarding to one wall
White board minimum writing area 4m²
Three workstations with under bench storage and wall cupboards/shelving
Network facilities
Wall mounted TV/Video bracket
Store – Shelving to one wall

Furniture :
(Provisional) 5 No. Pupil Double Desks
10 No. Pupil Chairs
2 No. Operator Chairs
1 No. Teacher Desk (Double Pedestal)
1 No. Teacher Chair
1 No. 5 Shelf Bookcase
1 No. 4 Drawer Filing Cabinet

M & E Provisions :
1 No. Electrically operated Clock
1 No. TV Aerial point
Lumination of white/blackboard
Dado trunking to two full walls
1 No. Telephone Handset
7 No. Voice/Data points
Fire Detection & Alarm to BS 5389 Part 1, Cat L3

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Room Temp - 19° C, Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of Privacy with Exterior -	Essential
Control of Glare –	Essential
Daylight –	Essential
Window –	Essential
Natural Ventilation –	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET – SEC 01

RF

- 009

Room Name : **History**

Required Floor Area : 55m²

Designed Floor Area :

Room Description : Cater for 33 pupils

Special Requirements : Good acoustic separation between adjacent rooms
Glazed viewing panels along corridors and in solid core door.

Finishes : Vertical window blinds to all windows
Floor to be anti-static carpet
Minimum ceiling height 2.7m

Fixtures : 750mm wide 700mm high continuous worktop along one wall
with lockable door storage below – to include tray units,
bookcases, legroom between storage for 5 pupils – one to be
suitable for disabled.
Adjustable shelving on one wall
Black and white board minimum writing area 6m². 1 panel white
remaining panel black, with OHP screen
Maximise pinboarding
Wall mounted bracket for TV/Video
Network points
Power available to room centre
Individual coat pegs to suit pupil numbers
Wall cupboards on one wall, some lockable

Furniture : 16 No. Pupil Double Desks
(Provisional) 32 No. Pupil Chairs
1 No. Teacher Desks (Double Pedestal)
2 No. Teacher Chairs
1 No. Teacher Table
1 No. Rectangular Table
1 No. Cupboard

Highland Council: Education Service PPP - Project Agreement

6 No. 5 Shelf Bookcase
1 No. 4 Drawer Filing Cabinet
6 No. Trolleys – unit tray
1 No. OHP Trolley

M & E Provisions :

1 No. Electrically operated Clock
1 No. TV Aerial point
Lumination of whiteboard/blackboard
Dado trunking to two full walls
1 No. Telephone Handset
9 No. Voice/Data points
Panic Alarm
Fire Detection & Alarm to BS 5389 Part 1 Cat L3
Room Temp - 19° C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of Glare –	Essential
Daylight –	Essential
Sunlight –	Desirable
Window –	Essential
Natural Ventilation -	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 02

RF - 007

Room Name : **Geography**

Required Floor Area : 55m²

Designed Floor Area :

Room Description : Cater for 33 pupils
Class to be used for

Special Requirements : Good acoustic separation between adjacent rooms
Glazed viewing panels along corridors and in solid core door.

Finishes : Vertical window blinds to all windows
Floor to be anti-static carpet
Minimum ceiling height 2.7m

Fixtures : 750mm wide 700mm high continuous worktop along one wall with lockable door storage below – to include tray units, bookcases, legroom between storage for 4 pupils – one to be suitable for disabled.

Adjustable shelving on one wall
Black and white board minimum writing area 6m², one panel white remaining panel black, with OHP screen.
Maximise pinboarding
Wall mounted bracket for TV/Video
Network points
Power available to room centre
Individual coat pegs to suit pupil numbers
Five drawer unit capable of taking A1 size drawings
Light box to be built into worktop
Tray units under worktop minimum 60 No.
Sink
Total blackout required
Wall cupboards to one wall, some lockable

Furniture : 16 No. Pupil Double Desks

Highland Council: Education Service PPP - Project Agreement

(Provisional)

32 No. Pupil Chairs
1 No. Teacher Desk (Double Pedestal)
1 No. Teacher Chair
1 No. Teacher Table
2 No. Rectangular Tables
6 No. 5 Shelf Bookcases
1 No. 4 Drawer Filing Cabinet
1 No. Trolley – unit tray
1 No. OHP Trolley

M & E Provisions :

1 No. Electrically operated Clock
1 No. TV Aerial point
Lumination of whiteboard/blackboard
Dado trunking to two full walls
1 No. Telephone Handset
9 No. Voice/Data points
Panic Alarm
Fire Detection & Alarm to BS 5389 Part 1 Cat L3
Room Temp - 19° C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET – SEC 02

RF

- 007

Additional Requirements :	Control of Privacy with Exterior –	Essential
	Control of Glare –	Essential
	Daylight –	Essential
	Window –	Essential
	Natural Ventilation -	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 05

RF

- 008

Room Name : **Social Subjects Resource Base with store**

Required Floor Area : 22m²

Design Floor Area :

Room Description : Room for staff to work and teaching small groups of pupils

Special Requirements : Viewing panel to both classrooms with curtains and blinds

Finishes :
Anti- static carpet
Minimum ceiling height 2.7m
Store – to have hard wearing durable floor

Fixtures :
Pinboarding to one wall
White board minimum writing area 4m²
Three workstations with under bench storage and wall cupboards/shelving.
Network facilities
Wall mounted TV/Video bracket
Store – Shelving to one wall

Furniture :
(Provisional)
5 No. Pupil Double Desks
10 No. Pupils Chairs
2 No. Teacher Chairs
1 No. Teacher Table
2 No. Soft Chairs
2 No. 4 Drawer Filing Cabinets

M & E Provisions :
1 No. Electrically Operated Clock
1 No. TV Aerial Point
Lumination of blackboard
Dado trunking to two full walls
1 No. Telephone Handset
7 No. Voice Data points
Fire Detection & Alarm to BS 5389 Part 1 Cat L3
Room Temp - 19° C Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin

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Additional Requirements :	Control of Privacy with Exterior -	Essential
	Control of Glare -	Essential
	Daylight -	Essential
	Window -	Essential
	Natural Ventilation -	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 06

RG 014

Room Name :	Learning Support
Required Floor Area :	20m ²
Designed Floor Area :	
Room Description :	Classroom for 10 pupils maximum
Special Requirements :	Glazed doors Capable of overhead and data projection Good acoustic separation between RG -014 and RG - 015
Finishes :	Anti-static durable carpet Minimum ceiling height 2.7m
Fixtures :	750mm wide 700mm high continuous worktop along one wall with lockable sliding door storage and tray units below. Blackboard with one white panel minimum writing area 4m ² , with projection screen. Maximise pinboarding Wall cupboards to one wall
Furniture :	6 No. Pupil Double Desks
(Provisional)	12 No. Pupil Chairs 3 No. Operator Chairs 2 No. Teacher Desks (Double Pedestal) 2 No. Teacher Chairs 2 No. Teacher Tables 3 No. Soft Chairs 1 No. Coffee Table 2 No. Cupboards 2 No. 5 Shelf Bookcases 2 No. 4 Drawer Filing Cabinets 1 No. Trolley 2 No. Trolley – unit trays 1 No. TV Trolley

Highland Council: Education Service PPP - Project Agreement

M & E Provisions :

- 1 No. Electrically Operated Clock
- 1 No. TV Aerial Point
- Lumination of blackboard
- Dado trunking to 2 full walls
- 1 No. Telephone Handset in one room
- 5 No. Voice/Data Points
- 1 Telephone socket in one room
- Panic Alarm
- Fire Detection & Alarm to BS 5389 Part 1 Cat L3
- Room Temp - 19° C Dry Resultant
- Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of Glare –	Essential
Control of Privacy with exterior –	Essential
Daylight –	Essential
Sunlight –	Desirable
Window –	Essential
Natural Ventilation -	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 06

RD - 015

Room Name :	Learning Support
Required Floor Area :	12m ²
Designed Floor Area :	
Room Description :	Classroom for 10 pupils maximum
Special Requirements :	Glazed doors Capable of overhead and data projection Good acoustic separation between RG-014 and RG -015
Finishes :	Anti-static durable carpet Minimum ceiling height 2.7m
Fixtures :	750mm wide 700mm high continuous worktop along one wall with lockable sliding door storage and tray units below. Maximise pinboarding Wall cupboards to one wall
Furniture : (Provisional)	6 No. Pupil Double Desks 12 No. Pupil Chairs 3 No. Operator Chairs 2 No. Teacher Desks (Double Pedestal) 2 No. Teacher Chairs 2 No. Teacher Tables 3 No. Soft Chairs 1 No. Coffee Table 2 No. Cupboards 2 No. 5 Shelf Bookcases 2 No. 4 Drawer Filing Cabinets 1 No. Trolley 2 No. Trolley – unit trays 1 No. TV Trolley
M & E Provisions :	1 No. Electrically Operated Clock 1 No. TV Aerial Point

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Lumination of blackboard
Dado trunking to 2 full walls
1 No. Telephone Handset in one room
5 No. Voice/Data Points
1 Telephone socket in one room
Panic Alarm
Fire Detection & Alarm to BS 5389 Part 1 Cat L3
Room Temp - 19°C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of Glare -	Essential
Control of Privacy with exterior -	Essential
Daylight –	Essential
Sunlight –	Desirable
Window –	Essential
Natural Ventilation -	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 06

RG – 016

Room Name : **Learning Support Multi-Purpose Room**

Required Floor Area : 20m²

Required Floor Area :

Room Description : Classroom for 10 pupils maximum

Special Requirements : Glazed Doors
Capable of overhead and data projection
Folding partition, between this room and Room RG - 015

Finishes : Anti-static durable carpet
Minimum ceiling height 2.7m

Fixtures : 600mm wide 900mm high continuous worktop along one wall
with lockable sliding door storage and tray units below
Maximise pinboarding
Sink with splashback
1 No Cooker
1 No. Refrigerator

Furniture:
(Provisional) 6 No. Pupil Double Desks
12 No. Pupils Chairs
3 No. Operator Chairs
2 No. Teacher Desks (Double Pedestal)
2 No. Teacher Chairs
2 No. Teacher Tables
3 No. Soft Chairs
1 No. Coffee Table
2 No. Cupboards
2 No. 5 Shelf Bookcases
2 No. 4 Drawer Filing Cabinets
1 No. Trolley
2 No. Trolley – unit trays
1 No. TV Trolley

M & E Provisions : 1 No. Electrically Operated Clock
1 No. TV Aerial Point

Highland Council: Education Service PPP - Project Agreement

Lumination of blackboard
Dado trunking to two full walls
1 No. Telephone Handset in 1 room
5 No. Voice/Data points
1 Telephone socket in 1 room
Panic Alarm
Fire Detection & Alarm to BS 5389 Part 1 Cat L3
Room Temp - 19°C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of Glare -	Essential
Control of Privacy with Exterior –	Essential
Daylight –	Essential
Sunlight -	Desirable
Window –	Essential
Natural Ventilation -	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 08/SEC 05

RF

- 012

Room Name :	Art and Design Room/Resource Base
Required Floor Area :	92m ²
Designed Floor Area :	
Room Description :	To cater for 20 pupils and area for staff to work and teaching small groups
Special Requirements :	Good acoustic separation between adjacent rooms Glazed viewing panels along corridors and in solid core door
Finishes :	Minimum ceiling height 2.7m Two rows of tracked spot lighting fixed to ceiling, high intensity lamps every metre along elevation opposite window. Non slip ceramic tiles to clay preparation area.
Fixtures :	600mm 700mm high continuous worktop along one wall with lockable sliding door storage below Storage to include 32 No. A2 sized drawers Space between storage for 2 pupils to sit Lightbox Adjustable shelving on two walls Blackboard with one white panel minimum area 6m ² with OHP screen Maximise pinboarding Two large stainless steel sinks, one with washout facilities Space for A0/A1 storage units Individual coat pegs to suit pupil numbers Clay preparation area with sealed damp cupboard, shelving and storage for protective clothing Sink to have appropriate trap Fixing in ceiling to display work 4 Computer workstations, with Network Facilities Wall mounted TV/Video Bracket

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Furniture :	20 No. Specialist Desks
(Provisional)	25 No. High backed pupil stools
	6 No. Operator Chairs
	1 No. Teacher Desk (Double Pedestal)
	1 No. Teacher Chair
	1 No Teacher Table
	6 No Rectangular Tables
	3 No Cupboards
	3 No. 5 Shelf Bookcases
	1 No Trolley
	4 No. Trolley – unit tray
	1 No. OHP Trolley
	2 No. Vertical A0 storage filing

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET – SEC 08/SEC 05

RF

- 012

M & E Provisions

1 No. Electrically Operated Clock
1 No. TV Aerial
Near daylight replicating lamp
Dado trunking to two full walls
1 No. Telephone Handset
17 No. Voice/Data
Panic Alarm
Lumination of Blackboard
Fire Detection & Alarm to BS 5389 Part 1 Cat L3
Room Temp - 19° C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of Glare –	Essential
Blackout –	Essential
Daylight –	Essential
Sunlight –	Desirable
Window –	Essential
Rooflight –	Desirable
Natural Ventilation –	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 08

RF

- 013

Room Name : Art & Design Kiln Room

Required Floor Area : 10m²

Designed Floor Area :

Fixtures : Kiln and protective screen
Shelving

M & E Provisions : Emergency shutdown facilities

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 08

RF

- 010

Room Name : **Art and Design Dark Room**

Required Floor Area : 10m²

Designed Floor Area :

Fixtures : 700mm wide worktop with cupboards under
1 No. Sink with drainer
Pinboarding
Door to have appropriate seals

M & E Provisions : Red UV Light
In Use Light – Outside Door
Ventilation for chemicals
Power

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 08

RF – 011

Room Name : **Art and Design Storage**

Required Floor Area : 15m²

Design Floor Area :

Fixtures : Shelving

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEETS - SEC 09

RF

- 001

Room Name :	Business Studies
Required Floor Area :	60m ²
Designed Floor Area :	
Room Description :	To cater for 20 pupils
Special Requirements :	Computer workstations around the walls
Finishes :	Anti-static carpet Minimum ceiling height 2.7m
Fixtures :	20 Workstations on three walls, one number suitable for disabled 1 Teacher station 700mm high 750mm deep minimum for workstations Computer networked to school network Surge protection system Sufficient worktop space for scanner, printers etc. Whiteboard and protection screen Tray units under benching Cupboard/Shelving to two walls Maximise pinboarding Power should be available to centre of room
Furniture : (Provisional)	10 No. Pupil Double Desks 20 No. Pupil Chairs 21 No. Operator Chairs 1 No. Teacher Desk (Double Pedestal) 1 No. Teacher Chair 2 No. Cupboards 2 No. 5 Shelf Bookcases 2 No. 4 Drawer Filing Cabinets 3 No. Trolley – unit trays 1 No. OHP Trolley

Highland Council: Education Service PPP - Project Agreement

M & E Provision :

- 1 No. Electrically operated Clock
- 1 No. TV Aerial point
- Lumination of blackboard
- Dado trunking to all walls
- 1 No. Telephone Handset
- 25 No. Voice/Data Points
- Additional 5 No. in office area
- Mains Isolator Switch
- Panic Alarm
- Fire Detection & Alarm to BS 5389 Part 1 Cat L3
- Room Temp - 19° C, Dry Resultant
- Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of Glare -	Essential
Control of Privacy with Exterior –	Essential
Daylight –	Essential
Sunlight –	Desirable
Window –	Essential
Natural Ventilation –	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEETS - SEC 05

RF

- 002

Room Name :	Business Studies Resource Base with store
Required Floor Area :	14m ²
Designed Floor Area :	
Room Description :	Room for staff to work and teaching small groups of pupils
Special Requirements :	Viewing panel to classroom with blind
Finishes :	Anti-static carpet Minimum ceiling height 2.7m Store – to have hard wearing durable floor
Fixtures :	Pinboarding to one wall White board minimum writing area 4m ² Four workstations with under bench storage and wall cupboards Network facilities
Furniture :	
(Provisional)	5 No. Pupil Double desks 10 No. Pupil Chairs 5 No. Operator Chairs 2 No. 4 Drawer Filing Cabinet
M & E Provisions :	1 No Electrically Operated Clock 1 No. TV Aerial Point Lumination of blackboard Dado trunking to two full walls 1 No. Telephone Handset 7 No. Voice/Data points Fire Detection & Alarm to BS 5389 Part 1 Cat L3 Room Temp - 19° C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Highland Council: Education Service PPP - Project Agreement

Additional Requirements :	Control of Privacy with Exterior –	Essential
	Daylight –	Essential
	Window –	Essential
	Natural Ventilation –	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 09

RF – 033

Room Name : **IT/Computing**

Required Floor Area : 60m²

Designed Floor Area :

Room Description : To cater for 20 pupils

Special Requirements : Viewing panel to corridor
Computer workstations around the walls

Finishes : Anti-static Carpet
Minimum ceiling height 2.7m

Fixtures : 20 Workstations on three walls, one number suitable for disabled
1 Teacher station
700mm high and 750mm deep minimum for workstations
Computers networked to school network
Surge protection system
Sufficient worktop space for scanner, printers etc.
White board & projection screen
Tray units under benching
Cupboard/Shelving to two walls
Maximise pinboarding
Power should be available to centre of room

Furniture : 10 No. Pupil Double Desks
(Provisional) 20 No. Pupil Chairs
21 No Operator Chairs
1 No. Teacher Desk (Double Pedestal)
1 No. Teacher Chair
2 No. Cupboards
2 No. 5 Shelf Bookcases
2 No. 4 Drawer Filing Cabinets
3 No. Trolleys – unit trays
1 No. OHP Trolley

M & E Provisions : 1 No. Electrically Operated Clock

Highland Council: Education Service PPP - Project Agreement

	1 No. TV Aerial point	
	Lumination of blackboard	
Dado trunking to all walls		
	1 No. Telephone Handset	
	25 No. Voice/Data Points	
	Mains Isolator Switch	
	Panic Alarm	
	Fire Detection & Alarm to BS 5389 Part 1 Cat L3	
	Room Temp - 19° C Dry Resultant	
	Heating, Ventilation and Lighting to DfEE Building Bulletin 87	
Additional Requirements :	Control of Glare -	Essential
	Control of Privacy with Exterior –	Essential
	Daylight –	Essential
	Sunlight –	Desirable
	Window –	Essential
	Natural Ventilation -	Essential

GLEN URQUHART HIGH SCHOOL

**ROOM DATA SHEET -
- 035**

RF

Room Name : **IT/Computing Store**

Required Floor Area : 7m²

Designed Floor Area :

Fixtures : Shelving to two walls

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 10

RG - 027

Room Name :	Home Economics
Required Floor Area :	85m ²
Designed Floor Area :	
Room Description :	To accommodate 20 pupils
Special Requirements :	Good acoustic separation between adjacent rooms. Glazed viewing panels along corridors and in solid core door Island workstations Conform to current Food Hygiene Legislation
Finishes :	Non slip durable flooring Minimum ceiling height 2.7m
Fixtures :	5 gas cookers 5 electric cookers 10 sinks with splashback Workshops with cupboards and tray units under Wall mounted cupboards 5 Microwaves White board, minimum writing area 6m ² with OHP Maximise pinboarding Wall mounted TV/Video bracket Individual coat pegs to suit numbers
Furniture : (Provisional)	10 No. Pupil Double Desks 20 No. High Backed Pupil Stools 1 No. Teacher Desk (Double Pedestal) 1 No. Teacher Chair 2 No. 5 Shelf bookcases 2 No. 4 Drawer Filing Cabinets 2 No. Trolleys 1 No. Trolley – unit tray

Highland Council: Education Service PPP - Project Agreement

1 No. OHP Trolley

M & E Provisions :

1 No. Electrically Operated Clock

1 No. TV Aerial point

Lumination of blackboard

1 No. Telephone Handset

4 No. Voice/Data Points

Specialist Ventilation for Catering

Emergency shutdown facilities

Gas service to equipment

Panic Alarm

Fire Detection & Alarm to BS 5389 Part 1 Cat L3

Room Temp - 19° C Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of glare – Essential

Daylight – Essential

Sunlight – Desirable

Window – Essential

Natural Ventilation – Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEETS - SEC 11

RG – 028/RG -

029

Room Name : **Home Economics Stores**

Required Floor Area : 10m²

Designed Floor Area :

Room Description : Two separate rooms
One for food and one for cleaning materials etc.

Finishes : Durable floor covering
No windows

Fixtures : Food Store – Large refrigerator and large freezer
Worktop and cupboards, shelving
Non-Food – Worktop, cupboards and shelving
Dishwasher, washer/dryer

Furniture : 2 No. Cupboards
(Provisional) 1 No. Trolley

M & E Provisions : Power for Household goods

Additional Requirements : Control of glare - Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET – SEC 11

RG - 020

Room Name : **Home Economics Resource Base**

Required Floor Area : 22m²

Designed Floor Area :

Finishes : Anti-static carpet
Minimum ceiling height 2.7m

Fixtures : Pinboarding to one wall
White board minimum writing area 4m²
Three workstations with under bench storage tray units and wall cupboards
Network facilities
Wall mounted TV/Video bracket

Furniture : 5 No. Pupil Double Desks
(Provisional) 10 No. Pupil Chairs
4 No. Operator Chairs
2 No. 4 Drawer Filing Cabinets

M & E Provisions : 1 No. Electrically Operated Clock
1 No. TV Aerial point
Lumination of blackboard
Dado trunking to two full walls
1 No. Telephone Handset
7 No. Voice/Data Points
Fire Detection & Alarm to BS 5389 Part 1 Cat L3
Room Temp - 19° C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements : Control of glare – Essential
Daylight – Essential
Window – Essential
Natural Ventilation - Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 12

RG - 062

Room Name :	Music Room
Required Floor Area ;	65m ²
Designed Floor Area :	
Room Description :	To accommodate 33 pupils
Special Requirements :	Good acoustic separation from rest of school Keyboard tables and power for 20 keyboards
Room Layout :	Door wide enough for large instruments and to cut down sound transmission
Finishes :	Walls – acoustically isolated from other areas Floor – Anti-static carpet Ceiling – Minimum height 4.2m
Fixtures :	Curtains for variable absorbent and dim out Continuous worktop to one wall with lockable sliding door storage below, space for 5 pupils (one disabled) between storage Adjustable shelving to one wall Black and white board minimum 6m ² writing area – plain and music panels OHP Screen Maximise pinboarding Power to centre of room TV/Video wall bracket Individual coat pegs to suit
Furniture :	20 No. Pupil Double Desks
(Provisional)	30 No. Pupil Chairs 2 No. Operator Chairs 1 No. Teacher Desk (Double Pedestal) 3 No. 4 Drawer filing cabinets 1 No. TV Trolley

Highland Council: Education Service PPP - Project Agreement

1 No. OHP Trolley

M & E Provisions :

1 No. Electrically Operated Clock

1 No. TV Aerial point

Lumination of Blackboard

Dado trunking to three full walls

1 No. Telephone Handset

7 No. Voice/Data Points

Panic Alarm

Fire Detection & Alarm to BS 5389 Part 1 Cat L3

Room Temp - 19° C, Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of glare - Essential

Control of Privacy with Exterior – Essential

Daylight – Essential

Sunlight – Desirable

Window – Essential

Natural Ventilation - Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 13

RG - 063

Room Name :	Music Practice and Recording Room
Required Floor Area :	18m ²
Designed Floor Area :	
Room Description :	Recording Facilities
Special Requirements :	Acoustic Isolation from all areas Significant visual communication into room for teaching supervision
Room Layout :	Visually inspect occupancy of rooms from corridor Allow for visual supervision and acoustic isolation Doors wide enough for large instruments
Finishes :	Walls – acoustically isolated from other rooms Floor – Anti-static durable carpet Ceiling – Minimum height 2.7m with flush fitting lighting
Fixtures :	Continuous worktop along one wall with lockable door storage below with tray unit Maximise pinboarding Full wall length mirror 600mm high on one wall, 1 metre AFL 4 Double Sockets Patch Bay installed between room and classroom Soundproofed glass panel into classroom
Furniture : (Provisional)	2 No. Operator Ch 1 No. Teacher Desk (Double Pedestal) 1 No. Teacher Chair 1 No. 5 Shelf Bookcase 1 No. 4 Drawer Filing Cabinet 1 No. Trolley

Highland Council: Education Service PPP - Project Agreement

M & E Provisions

- 1 No. Electrically Operated Clock
- 1 No. TV Aerial Point
- Lumination of blackboard
- Dado trunking to two full walls
- 2 No. Voice/Data Points
- Patch system to classroom
- Fire Detection & Alarm to BS 5389 Part 1 Cat L3
- Room Temp - 19° C, Dry Resultant
- Heating, Ventilation and Lighting to DfEE Building Bulletin

87

Additional Requirements :	Control of Glare -	Essential
	Control of Privacy with Exterior –	Essential
	Daylight –	Desirable
	Natural Ventilation -	Desirable

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 13

RG - 060

Room Name :	Music Practice Room
Required Floor Area :	9m ²
Designed Floor Area :	
Special Requirements :	Acoustic Isolation from all areas Significant visual communication into room for teaching supervision
Room Layout :	Visually inspect occupancy of rooms from corridor Allow for visual supervision and acoustic isolation Doors wide enough for large instruments
Finishes :	Walls – acoustically isolated from other areas Floor – Anti-static durable carpet Ceiling – Minimum height 2.7m with flush fitting lighting
Fixtures :	Continuous worktop along one wall with lockable door storage below with tray units Maximise pinboarding Full wall length mirror 600mm high on one wall 1 metre AFL 4 Double Sockets
Furniture : (Provisional)	1 No. Pupil Double Desk 3 No. Pupil Chairs 2 No. Operator Chairs 3 No. Rectangular Tables 1 No. Cupboard 2 No. 5 Shelf Bookcases
M & E Provisions :	1 No. Electrically Operated Clock 1 No. TV Aerial Point Lumination of blackboard Dado trunking to two full walls 2 No. Voice/Data points

Highland Council: Education Service PPP - Project Agreement

Fire Detection and Alarm to BS 5389 Part 1 Cat L3

Room Temp - 19° C Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin
87

Additional Requirements :

Control of glare - Essential

Control of privacy with exterior – Essential

Daylight – Desirable

Natural Ventilation - Desirable

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 14

RG - 061

Room Name :	Music Store
Required Floor Area :	15m ²
Designed Floor Area :	
Special Requirements :	Storage and shelving to suit specialised requirements will include but not restricted to : 20 keyboards, 20 guitars 20 percussion instruments, computer and peripherals
M & E Provisions :	Fire Detection & Alarm to BS 5389 Part 1 Cat L3 Room Temp 19° C Dry Resultant Ventilation and Lighting to DfEE Building Bulletin 87

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 15

RF

- 015

Room Name :	Biology
Required Floor Area :	65m ²
Designed Floor Area :	
Special Requirements :	Storage/prep for 20 pupils Greenhouse to be accessible
Finishes :	Floor – non slip durable (in accordance with Scottish Schools Equipment Research Centre recommendation) Ceiling – Minimum height 2.7m
Fixture :	750mm wide, 700mm high continuous worktop along one wall with lockable door storage below – to include tray units, bookcases, legroom between storage for 5 pupils – one to be suitable for disabled. Black and white board minimum writing area 6m ² , one panel white remaining black, with OHP screen Maximise pinboarding Network points Power available to room centre Individual coat pegs to suit pupil numbers Industrial quality wall units to one wall Continuous worktop 850mm high, sink, shelved system to prep areas 850mm high suitably topped workbenches Pupil facilities – sinks with all services (gas, power mains and Lv) Master Gas tap Power isolator (key operated)
Furniture :	10 No. Specialist Desks
(Provisional)	20 No. High Backed Pupil Chairs 2 No. Operator Chairs 1 No. Teacher Desk (Double Pedestal)

Highland Council: Education Service PPP - Project Agreement

1 No. Teacher Chair
2 No. Teacher Tables
2 No. Cupboards
2 No 5 Shelf Bookcases
1 No. 4 Drawer Filing Cabinet
2 No. Trolleys
1 No. OHP Trolley

M & E Provisions :

1 No. Electrically Operated Clock
1 No. TV Aerial Point
Lumination of blackboard
Dado trunking to two full walls
1 No. Telephone Handset
7 No. Voice/Data Points
Gas Services to workbenches
Master Gas isolation valve
Master Mains Power Isolator
Panic Alarm
Fire Detection & Alarm to BS 5389 Part 1 Cat L3
Room Temp 19° C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin
87

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET – SEC 15

RF - 015

Additional Requirements:	Control of Glare -	Essential
	Control of Privacy with exterior -	Essential
	Blackout -	Essential
	Windows should not reach down to worktop level	
	Daylight –	Essential
	Sunlight –	Desirable
	Window –	Essential
	Natural Ventilation –	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 15

RF - 014

Room Name :	Chemistry
Required Floor Area :	65m ²
Designed Floor Area :	
Special Requirements :	Storage/prep for 20 pupils Fume cupboard
Finishes :	Floor – Non slip durable (in accordance with Scottish Schools Equipment Research Centre recommendation) Ceiling – Minimum height 2.7m
Fixtures :	750mm, 700mm high continuous worktop along one wall with lockable door storage below – to include tray units, bookcases, legroom between storage for 5 pupils – one to be suitable for disabled. Black and white board minimum writing area 6m ² , one panel white remaining black, with OHP screen Maximise pinboarding Network Points Power available to room centre Individual coat pegs to suit pupil Industrial quality wall units to one wall Continuous worktop 850mm high, sink, shelved system to prep areas 850mm high suitably topped workbenches Pupil facilities – sinks with all services (gas, power mains and Lv) Master gas tap Power Isolator (Key operated)
Furniture :	10 No. Specialist Desks
(Provisional)	20 No. High Backed Pupil Chairs 1 No. Teacher Desk (Double Pedestal) 1 No. Teacher Chair 2 No. Teacher Tables

Highland Council: Education Service PPP - Project Agreement

2 No. Rectangular Tables
1 No. Cupboard
1 No. 5 Shelf Bookcase
1 No. 4 Drawer Filing Cabinet
2 No. Trolleys

M & E Provisions :

1 No. Electrically Operated Clock
1 No. TV Aerial point
Lumination of blackboard
Dado trunking to two full walls
1 No. Telephone Handset
7 No. Voice/Data Points
Gas Services isolation valve
Master Mains Power Isolator
Panic Alarm
Specialist ventilation for fume cupboard
Fire Detection & Alarm to BS 5389 Part 1 Cat L3
Room Temp 19° C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 15

RF

- 014

Additional Requirements :	Control of glare -	Essential
	Control of Privacy with Exterior -	Essential
	Blackout -	Essential
	Windows should not reach down to worktop level	
	Daylight –	Essential
	Sunlight –	Desirable
	Window –	Essential
	Natural Ventilation –	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 15

RF - 023

Room name :	Physics
Required Floor Area :	65m ²
Designed Floor Area :	
Special Requirements :	Storage/prep for 20 pupils
Finishes :	Floor – Non slip durable (in accordance with Scottish Schools Equipment Research Centre recommendation) Ceiling – Minimum height 2.7m
Fixtures :	750mm, 700mm high continuous worktop along one wall with lockable door storage below – to include tray units, bookcases, legroom between storage for 5 pupils – one to be suitable for disabled Black and white board minimum writing area 6m ² , one panel white remaining black, with OHP screen Maximise pinboarding Network points Power available to centre of room Individual coat pegs to suit pupil numbers Industrial quality wall units to one wall Continuous 850mm high, sink, shelved system to prep areas 850mm high suitably topped workbenches Pupil Facilities – sinks with all services (gas, power, mains and Lv) Master Gas Tap Power Isolator (Key operated)
Furniture :	10 No. Specialist Desks
(Provisional)	20 No. High Backed Pupil Stools 1 No. Teacher Desk (Double Pedestal) 1 No. Teacher Chair 2 No. Teacher Tables

Highland Council: Education Service PPP - Project Agreement

2 No. Rectangular Tables
1 No. Cupboard
1 No. 5 Shelf Bookcase
1 No. 4 Drawer Filing Cabinet
2 No. Trolleys

M & E Provisions :

1 No. Electrically Operated Clock
1 No. TV Aerial point
Lumination of Blackboard
Dado trunking two full walls
1 No. Telephone Handset
7 No. Voice/Data points
Gas services to workbenches
Master gas isolation valve
Master mains power Isolator
Panic Alarm
Fire Detection & Alarm to BS 5389 Part 1 Cat L3
Room Temp - 19° C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET – SEC 15

RF - 023

Additional Requirements :	Control of glare -	Essential
	Control of Privacy with exterior –	Essential
	Blackout -	Essential
	Windows should not reach down to worktop level	
	Daylight –	Essential
	Sunlight –	Desirable
	Window –	Essential
	Natural Ventilation –	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 15

RF

- 025

Room Name :	Science Storage
Required Floor Area :	28m ²
Designed Floor Area :	
Fixtures :	Worktop to one wall Shelving to another Flammable liquid store Secure chemical store with suitable ventilation Radioactive Storage Unit
Additional Requirements :	Easily accessible for all three labs and adjacent to Technician's room

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 16

RF

- 024

Room Name : **Audio Visual/Science Technician Room**

Required Floor Area : 20m²

Designed Floor Area :

Room Description : Dual purpose, main use for science

Special Requirements : Good acoustic separation between adjacent rooms
Glazed viewing panels in solid core door
Easy access to all three labs

Finishes : Floor – Anti-static durable
Ceiling – Minimum height 2.7m

Fixtures : Continuous worktop to one wall with a lockable door storage
below

One fully serviced sink with access to gas and electricity
Shelved tray storage system
Shelving
Network point
TV Point
Telephone
Appropriate number of double sockets
Refrigerator
Waste Disposal Unit
Clean area for AV Work

Furniture : 1 No. Teacher Chair
(Provisional) 2 No. Teacher Tables
1 No. 5 Shelf Bookcase
1 No. 4 Drawer Filing Cabinet
2 No. Trolleys
1 No. OHP Trolley

M & E Provisions : 1 No. Electrically Operated Clock

Highland Council: Education Service PPP - Project Agreement

1 No. TV Aerial Point
Dado trunking to two full walls
1 No. Telephone handset
3 No. Voice/Data points
Gas service to workbench
Master gas isolation valve
Master mains power isolator
Fire Detection & Alarm to BS 5389 Part 1 Cat L3
Room Temp - 19° C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of glare –	Essential
Daylight –	Essential
Sunlight –	Desirable
Window –	Essential
Natural Ventilation -	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 05

RF

- 022

Room Name :	Science Resource Base/Storage
Required Floor Area :	38m ²
Designed Floor Area :	
Special Requirements:	Good acoustic separation between adjacent rooms Glazed viewing panels and in solid core door
Fixtures :	Pinboarding to one wall Whiteboard ceiling height 2.7m Five workstations with under bench storage and wall cupboards/shelving to 2 No. walls Network facilities Sink with splashback
Furniture : (Provisional)	5 No. Pupil Double Desks 1 No. Pupil Chair 10 No. High backed pupil chairs 4 No. Operator Chairs 3 No. Teacher Chairs 2 No. 5 Shelf Bookcases 2 No. 4 Drawer Filing Cabinets 2 No. Trolleys 3 No. Storage Tray Systems 3 No. Vertical Racking Systems
M & E Provisions :	1 No Electrically Operated Clock 1 No. TV Aerial point Lumination of blackboard Dado trunking to two full walls 1 No. Telephone Handset 7 No. Voice/Data points Fire Detection & Alarm to BS 5389 Part 1 Cat L3 Room Temp 19° C Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin
87

Additional Requirements :	Control of glare -	Essential
	Control of Privacy Exterior –	Essential
	Daylight –	Essential
	Window –	Essential
	Natural Ventilation -	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 15

RF - 016

Room Name :	Greenhouse
Required Floor Area :	12m ²
Designed Floor Area :	
Special Requirements :	Suitable heating
Fixtures :	Cleaners Sink Timber Shelving/Staging

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 17

RG - 017

Room Name :	Craft & Design Workshop
Required Floor Area :	100m ²
Designed Floor Area :	
Room Description :	To accommodate maximum 20 pupils
Special Requirements :	Viewing panel to corridor Concrete floors to BSI Standards, finished in accordance with Scottish Schools Equipment Research Centre recommendations Heat Bay area, complete with Quench Sink
Finishes :	Walls – vandal resistant, easily cleaned blind system Floor – heavy duty durable, appropriate to hot areas Ceiling – flush finish lights suitably protected against mechanical damage, minimum height 2.7m
Fixtures :	Fixed dual purpose work benches for 20 pupils and one Teacher Fire resistant free standing cabinet for storage Fume extractor for hot areas Sink with all services Blackboard with one white panel minimum 6m ² Extraction System Emergency system for electrical machinery Benching for machinery on two walls
Furniture :	6 No. Specialist Desks
(Provisional)	20 No. High backed pupil stools 1 No. Teacher Desk (Double Pedestal) 1 No. Teacher Chair 2 No. 4 Drawer Filing Cabinets 2 No Trolleys
M & E Provisions :	1 No. Electrically Operated Clock 1 No. TV Aerial point

Highland Council: Education Service PPP - Project Agreement

Near daylight replicating lamp
Dado trunking to two full walls
1 No. Telephone Handset
3 No. Voice/Data Points
Dust Extraction
Gas services to kilns/ovens/hot areas
Master Gas Isolation Valve
Master Mains Power Isolator
Panic Alarm
Fire Detector & Alarm to BS 5389 Part 1 Cat L3
Room Temp 19° C Dry Resultant
Heating, Ventilation and lighting to DfEE Building Bulletin 8

Additional Requirements :

Control of glare –	Essential
Control of privacy with exterior –	Essential
Daylight –	Essential
Sunlight –	Desirable
Window –	Essential
Natural Ventilation -	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET – SEC 17

RG

- 018

Room Name :	Craft and Design Preparation/Store
Required Floor Area :	45m ²
Designed Floor Area :	
Special Requirements :	Separate material preparation area within storage area for metal and wood providing a racked area. Access to exterior for deliveries Technicians Area with workbench and storage to all other walls Tool-racks Planer and circular saw also located in room
Finishes :	Walls – vandal resistant, easily cleaned blind system Floor – Heavy duty durable, appropriate to hot areas Ceiling – flush finish lights suitably protected against mechanical damage, minimum height 2.7m
Fixtures :	Dust extraction systems
M & E Provisions :	Fire Detection & Alarm Part 1 Cat L3 Room Temp 19° C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87
Additional Requirements :	Control of glare – Essential Control of Privacy with exterior – Essential Daylight – Essential Sunlight – Desirable Window – Essential Natural Ventilation - Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 18

RG - 019

Room Name :	Graphic Communication/Technology Studies
Required Floor Area :	65m ²
Designed Floor Area :	
Room Description :	To accommodate 20 pupils
Special Requirements :	Good acoustic separation between adjacent rooms Glazed viewing panels along corridors and in solid core door
Finishes :	Floor – Heavy duty durable Ceiling – minimum height 2.7m
Fixtures :	20 Specialist Drawing desks, one suitable for disabled 20 Stools Worktops 750mm wide, 700mm high continuous with knee holes to three walls Tray units/cupboards under benching 25 No. network points and electrical points dispensed round room above worktop 2 No. light boxes in worktop Extractor fan for glue and airbrush spraying Sink with all services Air compressor and distribution system at desks Shuttered storage cabinet 1 No. Whiteboard Wall cupboards to one wall 1 No. TV Mounting bracket Pinboarding
Furniture :	20 No Specialist Desks
(Provisional)	20 No High Backed Pupil Stools 20 No. Operator Chairs 1 No. Teacher Desk (Double Pedestal) 1 No. Teacher Chair

Highland Council: Education Service PPP - Project Agreement

2 No. 4 drawer filing cabinets

1 No. OHP Trolley

M & E Provisions :

1 No. Electrically Operated Clock

1 No. TV Aerial Point

1 No. Near daylight replicating lamp

Dado trunking to three full walls

1 No. Telephone Handset

25 No. Voice/Data Points

Specialist ventilation for glue and airbrush

Pneumatic system

Master mains power isolator

Panic Alarm

Fire Detection & Alarm to BS 5389 Part 1 Cat L3

Room Temp - 19° C Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET – SEC 18

RG - 019

Additional Requirements :	Control of glare -	Essential
	Control of Privacy with exterior –	Essential
	Daylight –	Essential
	Sunlight -	Desirable
	Window –	Essential
	Natural Ventilation –	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET – SEC 18

RG - 030

Room Name : **Graphic Communication/Technological Studies Store**

Required Floor Area : 7m²

Designed Floor Area :

Fixtures : Shelving to 2 No. Walls

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET -

RF

- 006

Room Name :	Religious Studies Store
Required Floor Area :	6m ²
Designed Floor Area :	
Furniture :	1 No. 4 Drawer Filing Cabinet
(Provisional)	1 No. Trolley – unit tray
Fixtures :	Shelving to one wall
M & E Provision ;	Power

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 21

RG - 069

Room Name :	PE Games Hall
Required Floor Area :	480m ²
Designed Floor Area :	
Special Requirements :	Possible viewing from circulation area Consideration to acoustic environment Walls completely free of projections and should be flush pointed Light fittings should be protected from impact Ledges at ceiling height avoided
Room Layout :	Net dividers to divide hall into two PE spaces including trackways, netbags and hoisting equipment Retractable basketball nets and boards Natural daylight and ventilation should be provided Recommended height 7.2m Even spread of light over floor area
Finishes :	Walls – Durable finish bounce off zone, doors should be flush and part of bounce off surface, no projecting ironmongery Floor – Suitable for purpose
Fixtures :	Flush floor sockets for net posts, wall brackets for badminton nets Recessed housings for any fire appliances
Furniture :	
(Provisional)	1 No. TV Trolley
M & E Provisions :	1 No. Electrically Operated clock protected against impact damage 1 No. TV Aerial point All containment flush with building fabric 2 No. Voice/Data points, one at each end of hall Hearing induction loop

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Fire Detection & Alarm to BS 5389 Part 1 Cat L3
Room Temp 19° C (Exam) Dry Resultant
Room Temp 15° C (Games) Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of glare –	Essential
Natural Ventilation -	Desirable
Daylight -	Desirable

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET – SEC 22

RG

070

Room Name :	Fitness Room
Required Floor Area :	40m ²
Designed Floor Area :	
Room Description :	Refer to Sport Scotland Technical Digest for setting out and equipping
Special Requirements :	Flush walls
Finishes :	Floor – Fit for purpose Ceiling – Minimum height 3.6m
Fixtures :	Moveable fitness equipment (TBA) Space for 10 station fixed equipment as well as space for free equipment (weights etc) Mirrored wall Power for equipment Pinboarding Natural Ventilation
Furniture :	
(Provisional)	1 No. Trolley – tray unit
M & E Provisions :	1 No. Electrically Operated clock 1 No. TV Aerial point Containment to be flush with building fabric 1 No. Voice/Data Point Ventilation as appropriate for high activity area Fire Detection & Alarm to BS 5389 Part 1 Cat L3 Room Temp 18° C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87
Equipment :	2 No. Running Machines 2 No. Weights Machines

Highland Council: Education Service PPP - Project Agreement

2 No. Step-up Machines

2 No Fitness Cycles

2 No. Rowing Machines

2 No.Dumb-bell Weight sets

GLEN URQUHART HIGH SCHOOL

**ROOM DATA SHEET – SEC 23
068**

RG – 066/RG – 067/RG -

Room Name : **PE Staff Base with Changing Facilities**

Required Floor Area : 20m²

Designed Floor Area :

Room Description : Include separate male/female toilets

Special Requirements : Comply with Scottish Sports Council Technical Department requirements
Fittings to minimise use of water
Air treatment

Finishes : Resource Base – Anti static carpet
Minimum ceiling height 2.7
Store – to have hard wearing durable floor

Showers/Changing -

Walls – easily washable finish
Floors – Non slip, showers to be at lower level than changing rooms
Ceiling – Moisture resistant min height 2.7m

Fixtures : Changing : Hand & hair drying facilities
WC Cubicles and appropriate accessories
WHB Vanity units
Shower/Changing cubicles
Appropriate number of lockers with secure key system
Tamper resistant IPS system to cistern walls
Sanitary fitments to be white
Changing bench fitment with clothes hanging facilities

Base : 1 No whiteboard
Worktop to one wall with storage cupboards above and below
Pinboarding
TV Bracket

Highland Council: Education Service PPP - Project Agreement

Furniture : (Provisional)	Resource Base 2 No. Teacher Desks (Double Pedestal) 2 No. Teacher Chairs 3 No. Cupboards 2 No. 5 Shelf Bookcases 2 No. 4 Drawer Filing Cabinets
M & E Provisions :	1 No. Electrically Operated Clock 1 No. Telephone Handset (Base) 1 No. TV Aerial point Dado trunking to one full wall (Resource) 3 No. Voice/Data Points Specialist Ventilation (Changing Facilities) Panic Alarm Lumination of Whiteboard Fire Detection & Alarm to BS 5389 Part 1 Cat L3 Room Temp 19° C (Base) Dry resultant Room Temp 21° C (Changing) Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulleting 87

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET SEC 23

RG-066/RG – 067/RG -

068

Additional Requirements :	Control of Privacy with Exterior -	Essential
	Control of Privacy with Interior -	Essential
	Daylight –	Essential
	Window (Base) –	Essential
	Natural Ventilation -	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 24

044

047

051

054

RG – 042/RG – 043/RG –

RG – 045/RG – 046/RG –

RG – 049/RG – 050/RG –

RG – 052/RG – 053/RG –

RG - 057

Room Name : **Changing Rooms x 6**

Required Floor Area : 120m²

Designed Floor Area :

Special Requirements : To comply with Scottish Sports Council Technical Departments requirements
At least one changing/shower area for disabled to male and female areas
Fittings to minimise use of water
Air treatment

Room Layout : Wet and dry circulation to be separate

Finishes : Walls – easily washable finish

Floors – Non slip, showers to be at lower level than changing rooms

Ceiling – Moisture resistant minimum height 2.7m

Fixtures : Hand & hair drying facilities
WC Cubicles and appropriate accessories
WHB Vanity units
Shower/Changing cubicles
Appropriate number of lockers with secure key system
Tamper resistant mirrors
Soap dispensers
Tamper resistant IPS System to cistern walls

Highland Council: Education Service PPP - Project Agreement

Sanitary fittings to be white

Changing bench fitting with clothes hanging facilities

M & E Provisions :

Specialist Ventilation

Fire Detection & Alarm to BS 5389 Part 1 Cat L3

Room Temp 18° (Toilets) Dry Resultant

Room Temp 21° (Changing) Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of Privacy with exterior - Essential

Control of Privacy with interior - Essential

Daylight – Desirable

Natural Ventilation - Desirable

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET SEC 25

RG – 065/RG 071

Room Name : **PE Stores (Indoor)**

Required Floor Area : 45m²

Designed Floor Area :

Room Description : Chairs and Sports equipment stores, including mat store

Special Requirements : Mat store to comply with requirement for storing cellular foam filled equipment, including fire detection

Finishes : Floor – Durable and easily cleaned

Fixtures : Lockable storage suitable to accommodate all apparatus
No projecting ironmongery to store doors at Games Hall or Fitness room face

M & E Provisions : Fire Detection & Alarm to BS 5389 Part 1 Cat L3
Room Temp - 15° C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET SEC 26

RG – 059/RG 072

Room Name :	Outdoor Store (PE) and Tractor Shed
Required Floor Area :	57m ²
Designed Floor Area :	
Room Description :	Store – large enough to store goal posts and cross bars, hurdles, nets and other outdoor PE equipment Tractor Shed – to accommodate grass cutting equipment
Special Requirements :	Appropriate lockable storage for tractor
Room Layout :	Store and tractor shed may be one building appropriately divided
Relationship to other rooms :	Should be in vicinity of pitches and other outdoor facilities Internal store access
Finishes :	Floor – Durable and easily cleaned
Fixtures :	Lockable storage suitable to accommodate all apparatus and equipment – racks etc. Tractor Shed should have washing down facilities
M & E Provisions :	Power to tractor shed for powerwashing equipment Cold water provision to tractor shed Alarmed door contacts Fire Detection & Alarm to BS 5389 Part 1 Cat L3 Ventilation and Lighting to DfEE Building Bulletin 87

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET SEC 27

Room Name : **Grass and Synthetic All Weather pitches**

Description : Synthetic - 3rd Generation surface
minimum size as agreed with Highland
Council

Grass - Suitable for football, shinty and hockey

Special Requirements : Flood lighting to Scottish Sports Council approval for all
weather pitch
Appropriate Maintenance required

Fixtures : Markings on synthetic grass must not be sand, creosote or water
based
Removable posts and nets for shinty, football and hockey
Sports fencing to suit
Container for replacement sand

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET SEC 20

RG – 090/RF- 042

Room Name :	Main Library with IT facilities
Required Floor Area :	190m ²
Designed Floor Area :	
Special Requirements :	Library fit-out and design will require specialist input designed to stock 7000 items, with a shelf stock of 5000 items TALIS computerised library management system to be used Computer terminals on counter, office and in public area
Room Layout :	Flexible – open area
Finishes :	Walls – durable, resistant to wear, easy to clean, painted Floor – Anti-static durable carpet Ceiling – Minimum height 3m
Fixtures :	Suitable flexible (not custom built) shelving to cover full range of material stored Library counter, modular construction Network points plus electrical points throughout area Display areas required throughout library and will include wall panels and slatted or hessian covered end panels to shelving units.
Furniture : (Provisional)	24 No. Pupil Chairs 15 No. Operator Chairs 1 No. Teacher Desk (Double Pedestal) 4 No. Teacher Chairs 20 No. Teacher Tables 20 No. Soft Chairs 10 No. Coffee Tables 2 No. Cupboards 2 No. 5 Shelf Bookcases 2 No. 4 Drawer Filing Cabinets 2 No. Trolleys 2 No. TV Trolleys

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M & E Provisions :

- 1 or 2 Electrically Operated Clocks
- 1 or 2 TV Aerial Points
- 150 Lux lighting to bottom vertical face of bookshelves
- VDU Terminal area lighting
- Counter lighting
- 1 No. Telephone Handset
- Dado trunking as required
- 13 No. Voice/Data Points
- Hearing induction loop
- Panic Alarm
- Fire Detection & Alarm to BS 5389 Part 1 Cat L3
- Room Temp 15° c (Games) Dry Resultant
- Room Temp 19° (Exam) Dry Resultant
- Heating, Ventilation and Lighting to DfEE Building Bulletin 87

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET – SEC 20

RG – 091/RF -042

Additional Requirements :	Control of glare –	Essential
	Daylight –	Essential
	Sunlight –	Desirable
	Window –	Essential
	Natural Ventilation -	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET SEC 20

RG

- 090

Room Name :	Library Office and Store
Required Floor Area :	24m ²
Designed Floor Area :	
Special Requirements :	Computer Terminal for TALIS system
Room Layout :	Glazed window to allow vision into main library area
Finishes :	Walls – durable, resistant to wear, easy to clean, painted Floor – Anti-static durable carpet Ceiling – Minimum height 3m
Fixtures :	Shelving for approx. 2000 items Built in bookcase floor to ceiling 2 No. Workstations Worktop with underbench storage Sink Maximise pinboarding
Furniture :	2 No. Operator Chairs
(Provisional)	1 No. Teacher Chair 2 No. Teacher Tables 2 No. Soft Chairs 1 No. Coffee Tables 2 No. Cupboards 2 No. 5 Shelf Bookcases 2 No. 4 Drawer Filing Cabinets 1 No. Trolley
M & E Provisions :	1 No. Electrically Operated Clock 1 No. TV Aerial Point 1 No. Telephone Handset 3 No. Voice/Data Points Panic Alarms Fire Detection & Alarm to BS 5389 Part 1 Cat L3

Highland Council: Education Service PPP - Project Agreement

Room Temp 15° C Dry Resultant

Room Temp 19° C Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of glare –	Essential
Daylight –	Essential
Sunlight –	Desirable
Window –	Essential
Natural Ventilation –	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET SEC 20

RF

- 036

Room Name : **Open and Distance Learning Suite**

Required Floor Area : 40m²

Designed Floor Area :

Room Layout : ODL area must be near library, and easily accessible when library closed.

Glazed viewing screen

Finishes : Walls – durable, resistant to wear, easy to clean, painted
Floor – Anti-static durable carpet
Ceiling – Minimum height 3m

Fixtures : 15 No. workstations
Equipped for audio and video conferencing
Fixed white board

Furniture : 5 No. Pupil Double desks
(Provisional) 10 No. Pupil Chairs
10 No. Operator Chairs
1 No. Teacher Table
2 No. Cupboards
2 No. 5 Shelf Bookcases
1 No. 4 Drawer Filing Cabinet

M & E Provisions : 1 No. Electrically Operated Clock
1 No. TV Aerial point
Lumination of Whiteboard
Dado trunking
1 No. Telephone Handset
11 No. Voice/Data Points
Panic Alarm
Fire Detection & Alarm to BS 5389 Part 1 Cat L3
Room Temp 19° C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements : Control of Glare – Essential

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Daylight –	Essential
Sunlight –	Desirable
Window –	Essential
Natural Ventilation –	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 20

RF

- 034

Room Name : **ODL Store**

Required Floor Area : 5m²

Designed Floor Area :

Fixtures : Shelving to one wall

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET – SEC 19

RG

- 039

Room Name :	Multi Purpose Hall
Required Floor Area :	200m ²
Designed Floor Area :	
Room Description :	To accommodate assembly, exams, theatre performances and cinema
Special Requirements :	Projection control area Acoustics for theatre performance/cinema Avoid excessive levels of heat gain and loss
Finishes :	Wall – durable low maintenance, higher standard than classrooms Floor – Non-slip, non-abrasive, offer traction, resistant to wear, scuffing, impact and easily cleaned
Fixtures :	Stage and backdrops, appropriate lighting Back stage access Power available in centre of hall Projection screen appropriate for hall size Microphone/sound system with appropriate outlets Network point at front of stage
Furniture : (Provisional)	200 No. Pupil single desks 250 No. Pupil Chairs 16 No. Teacher Tables 20 No. Rectangular Tables 1 No. Cupboard 1 No. 5 Shelf Bookcase 1 No. 4 Drawer Filing Cabinet 4 No. Trolleys 1 No. TV Trolley 1 No. OHP Trolley
M & E Provisions :	Microphone and Sound System

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1 No. Electrically Operated Clock protected from impact damage

1 No. TV Aerial Point

All containment flush with building fabric

1 No. Telephone Handset behind stage area

3 No. Voice/Data points, 2 at 1 end

Hearing induction loop

Infrastructure supplying theatre must be capable of supporting commercial lighting

Fire Detection & Alarm to BS 5398 PART 1 Cat L3

Room Temp 15° C Dry Resultant

Room Temp 19° C Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 19

RG

039

Additional Requirements :	Control of glare -	Essential
	Blackout -	Essential
	Stage lighting system	
	Sound System with induction loop	
	Projection TV and Video equipment	
	Stage facilities with lighting and curtains at one end of hall	
	Daylight –	Essential
	Sunlight –	Desirable
	Window –	Desirable
	Rooflight –	Desirable
	Natural Ventilation -	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET SEC 19

RG - 073

Room Name : **M.P.H. Storage**

Required Floor Area : 40m²

Designed Floor Area :

Room Description : Sufficient for hall seats, staging and other theatrical props.
Retractable seating might be considered

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET SEC 28

RG - 003

Room Name :	Head Teacher
Required Floor Area :	15m ²
Designed Floor Area :	
Special Requirements :	Informal seating arrangement Acoustic privacy
Finishes	Walls – High office standard Floor – Anti-static durable carpet Ceiling – Minimum height 2.4m
Fixtures :	Large in built bookcase to part of one wall Pinboarding Tray units
Furniture : (Provisional)	1 No. Teacher Desk (Double Pedestal) 1 No. Teacher Chair 2 No. Teacher Tables 5 No. Soft Chairs 1 No. Coffee Table 3 No. Rectangular Tables 3 No. Cupboards 2 No. 5 Shelf Bookcases 2 No. 4 Drawer Filing Cabinets
M & E Provisions :	1 No. Electrically Operated Clock 1 No. TV/Aerial point Dado trunking to one full wall 1 No. Telephone Handset 3 No. Voice/Data points Panic Alarm Fire Detection & Alarm to BS 5389 Part 1 Cat L3 Room Temp 19° C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87
Additional Requirements :	Control of glare - Essential Control of Privacy with exterior - Essential

Highland Council: Education Service PPP - Project Agreement

Control of Privacy with interior -	Essential
Daylight –	Essential
Window –	Essential
Natural Ventilation -	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET SEC 29

RG - 004

Room Name : **Depute Head Teacher**

Required Floor Area : 15m²

Designed Floor Area :

Special Requirements : Informal seating arrangement
Acoustic privacy

Finishes : Walls – high office standard
Floor – Anti-static durable carpet
Ceiling – Minimum height 2.4m

Fixtures : Large in built bookcase to part of wall
Pinboarding
Tray units

Furniture : 1 No. Teacher Desk (Double Pedestal)
(Provisional) 1 No. Teacher Chair
2 No. Teacher Tables
5 No. Soft Chairs
1 No. Coffee Table
3 No. Rectangular Tables
3 No. Cupboards
2 No. 5 Shelf Bookcases
2 No. 4 Drawer Filing Cabinets

M & E Provisions : 1 No. Electrically Operated Clock
1 No. TV/Aerial point
1 No. Telephone Handset
Dado trunking to one full wall
3 No. Voice/Data points
Panic Alarm
Fire Detection & Alarm to BS 5389 Part 1 Cat L3
Room Temp 19° C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements : Control of glare - Essential

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Control of Privacy with exterior -	Essential
Control of Privacy with interior –	Essential
Daylight –	Essential
Window –	Essential
Natural Ventilation –	Essential

GLEN URQUHART HIGH SCHOOL

**ROOM DATA SHEET - SEC 30
- 008**

RG

Room Name :	Guidance Office
Required Floor Area :	12m ²
Designed Floor Area :	
Special Requirements :	Acoustic and visual privacy – One viewing panel to Rest Room
Finishes :	Walls – durable, resistant to wear, easy to clean Floor – Anti-static durable carpet Ceiling – minimum height 2.4m
Fixtures	Shelving to one wall Pinboarding One workstation Space for 4 Filing cabinets
Furniture : (Provisional)	3 No. Pupil Single desks 3 No. Pupil Chairs 2 No. Teacher Desks (Double Pedestal) 2 No. Teacher Chairs 1 No. Teacher Table 4 No. Soft Chairs 1 No. Coffee Table 2 No. Bookcases 6 No. 5 Shelf Bookcases 4 No. 4 Drawer Filing Cabinets
M & E Provisions :	1 No. Electrically Operated Clock Dado trunking to one full wall 1 No. Telephone Handset 3 No. Voice/Data points Panic Alarm Fire Detection & Alarm to BS 5389 Part 1 Cat L3 Room Temp 19° C Dry Resultant

Additional Requirements :	Control of glare –	Essential
	Control of Privacy with exterior –	Essential
	Control of Privacy with interior –	Essential
	Daylight –	Essential
	Window –	Essential
	Natural Ventilation -	Essential

GLEN URQUHART HIGH SCHOOL

**ROOM DATA SHEET - SEC 30
- 009**

RG

Room Name :	Guidance Office
Required Floor Area :	12m ²
Designed Floor Area :	
Special Requirements :	Acoustic and visual privacy
Finishes :	Walls – durable, resistant to wear, easy to clean Floor – Anti-static durable carpet Ceiling – minimum height 2.4m
Fixtures ;	Shelving to one wall Pinboarding One workstation Space for 4 Filing cabinets
Furniture : (Provisional)	3 No. Pupil Single desks 3 No. Pupil Chairs 2 No. Teacher Desks (Double Pedestal) 2 No. Teacher Chairs 1 No. Teacher Table 4 No. Soft Chairs 1 No. Coffee Table 2 No. Bookcases 6 No. 5 Shelf Bookcases 4 No. 4 Drawer Filing Cabinets
M & E Provisions :	1 No. Electrically Operated Clock Dado trunking to one full wall 1 No. Telephone Handset 3 No. Voice/Data points Panic Alarm Fire Detection & Alarm to BS 5389 Part 1 Cat L3 Room Temp 19° C Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :	Control of glare -	Essential
	Control of Privacy with exterior -	Essential
	Control of privacy with interior –	Essential
	Daylight –	Essential
	Window –	Essential
	Natural Ventilation -	Essential

GLEN URQUHART HIGH SCHOOL

**ROOM DATA SHEET - SEC 31
- 001**

RG

Room Name : **School Office/Admin**

Required Floor Area : 42m²

Designed Floor Area :

Special Requirements : Mechanical ventilation may be required due to printing equipment although natural ventilation would be preferred

Room Layout : Multiple functions
Area may be screened off to contain reprographic equipment

Relationship to other rooms : Near to Medical Room
Overlooking entrance
Access to reception desk
Adjacent to Head Teachers room with a linked lockable door
Near to Janitor

Finishes : Wall – durable, resistant to wear, easy to clean
Floor – Anti-static durable carpet
Ceiling – Minimum height 2.4m

Fixtures : Worktops to two walls with under bench storage (tray units and cupboard)
Reception design/window
4 . No. workstations networked, maybe part of worktops
Telephone/Fax facilities
Pinboarding
Coat Hooks

Furniture : 4 No. Operator Chairs
(Provisional) 3 No. Teacher Desks (Double Pedestal)
4 No. Teacher Chairs
2 No. Teacher Tables
3 No. Soft Chairs
1 No.Coffee Tables

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- 1 No. Cupboard
- 1 No. 5 Shelf Bookcases
- 3 No. 4 Drawer Filing Cabinets
- 1 No. Storage Tray Units
- 1 No. Wall Bookcase

M & E Provisions :

- 1 No. Electrically Operated Clock
- Dado trunking to one full wall
- 3 No. Telephone Handsets
- 7 No. Voice/Data Points
- Panic Alarm
- Fire Detection & Alarm to BS 5389 Part 1 Cat L3
- Room Temp 19° C Dry Resultant
- Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

- | | |
|------------------------------------|-----------|
| Control of glare - | Essential |
| Control of Privacy with exterior - | Essential |
| Control of Privacy with interior - | Essential |
| Daylight – | Essential |
| Window – | Essential |
| Natural Ventilation - | Essential |

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 31

RG

- 002

Room Name : **Admin Store/Reprographics**

Required Floor Area : 8m²

Designed Floor Area :

Finishes : No windows required, durable floor

Fixtures ; Safe to be supplied (Fire Proof)
Worktop for reprographic equipment
Shelving

M & E Provisions : Power/Data points
Ventilation

Equipment : Photocopier
Risograph Duplicator
Collator

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET – SEC 32

RG

- 010

Room Name : **Meeting Room**

Required Floor Area : 20m²

Designed Floor Area :

Room Description : To accommodate 20 people and flexible to adapt for other usage

Finishes : Walls – durable, aesthetically pleasing
Floor – Anti-static durable carpet
Ceiling – Flush throughout minimum height 2.7m

Fixtures : Whiteboard
OHP Screen
Pinboard to one wall
Two network access points

Furniture
(Provisional) 10 No. Operator Chairs
1 No. Rectangular Table
1 No. 5 Shelf Bookcases
1 No. OHP Trolley

M & E Provisions : 1 No. Electrically Operated Clock
Dado trunking to one full wall
1 No. Telephone handset
2 No. Voice/Data points
Panic Alarm
Fire Detection & Alarm to BS 5389 Part 1 Cat L3
Room Temp 19° C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements : Control of Glare - Essential
Control of Privacy with exterior – Essential
Daylight – Essential
Sunlight – Desirable

Highland Council: Education Service PPP - Project Agreement

Window –	Essential
Natural Ventilation –	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 33
006

RG – 005/RG –
RG - 007

Room Name : **Medical Suite**

Required Floor Area : 40m³

Designed Floor Area :

Room Description : Medical Inspection Room
Rest Room
Toilets
Storage

Special Requirements : Acoustic and visual privacy
Rest rooms

Finishes : Walls – Vandal resistant, aesthetically pleasing
Floor – Medical Room – durable carpet
All other rooms – non slip durable
Ceiling – Flush throughout minimum height 2.4m

Fixtures : Viewing panel in door to rest room
All other windows to have obscure glazing
Curtains/blinds

Medical Room – pinboarding to one wall, sink with worktop to one wall, warm air dryer
Toilet – Suitable for disabled, located nearby
Storage – within both rooms and lockable store within suite

Furniture : 1 No. Teacher Desk (Double Pedestal)
(Provisional) 1 No. Teacher Chair
4 No. Soft Chairs
1 No. Coffee Table
2 No. Rectangular Tables

M & E Provisions : Electrically Operated Clock
TV/Aerial Point
Medical Task lamp

Highland Council: Education Service PPP - Project Agreement

Dado trunking to one full wall
1 No. Telephone Handset (MR)
2 No. Voice/Data Points (MR)
1 No. Voice/Data Point (RR)
Panic Alarm
Fire Detection & Alarm to BS 5389 Part 1 Cat L3
Room Temp 21° C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin
87

Additional Requirements :

Control of glare -	Essential
Control of Privacy with exterior –	Essential
Control of Privacy with Interior –	Essential
Daylight –	Essential
Sunlight –	Desirable
Window –	Desirable
Natural Ventilation -	Essential

GLEN URQUHART HIGH SCHOOL

**ROOM DATA SHEET - SEC 34
039**

**RF – 041/RF – 040/RF -
RF - 037**

Room Name : **Staffroom/Tea-bar Facility/Cloakroom/Toilet**

Required Floor Area : 100m²

Designed Floor Area :

Special Requirements : Main staff area to have integral tea-bar and small quiet room off
Cloakroom to have coat hooks
Toilets separate male and female with warm air dryers.
Sufficient lockers in cloakroom – one per member of staff

Room Layout : Quiet room off main staff room
Teabar (7.5m²) part of Staff room

Finishes : Walls – suitable covering
Floor – Anti-static durable carpet
Ceiling – Minimum height 2.7m with flush light fitting

Fixtures : Telephone point, computer network point, electrical points
Pinboarding
36 Hole shelving unit built in
Tea-bar – sink, kitchen cupboards, microwave, refrigerator,

Hydro Boil or similar

electrical Quiet Room – Telephone point, computer network points,
points. One workstation, Pinboard, TV

Mounting Bracket

Furniture : Staff Room – 40 No. Soft Chairs
(Provisional) 10 No. Coffee Tables
6 No. Rectangular Tables
4 No. Cupboards
6 No. 5 Shelf Bookcases

Highland Council: Education Service PPP - Project Agreement

Quiet Room 6 No. Operator Chairs
 6 No. Rectangular Tables
 1 No. 5 Shelf Bookcases
 1 No. 4 Drawer Filing Cabinets

M & E Provisions :

Electrically Operated Clock
TV Aerial
Dado trunking to one full wall (Staff Room)
1 No. Telephone Handset
2 No. Voice/Data points (Staff Room)
2 No. Voice/Data points (Quiet Room)
Panic Alarm
Fire Detection & Alarm to BS 5389 Part 1 Cat L3
Room Temp 19° C (Staffroom) Dry Resultant
Room Temp 16° C (Toilet/Cloakroom) Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of glare –	Essential
Control of Privacy with exterior –	Essential
Daylight -	Essential
Sunlight –	Desirable
Window –	Essential
Natural Ventilation –	Essential

GLEN URQUHART HIGH SCHOOL

**ROOM DATA SHEET – SEC 36
012**

RG – 011/RG -

Room Name : **Janitor Room and store**

Required Floor Area : 12m² and 8m²

Designed Floor Area :

Room Description : Workroom and storage of materials and equipment

Special Requirements : Individual cupboard for highly flammable liquids and toxic materials
Facilities for storage of equipment, tools
Partially glazed

Finishes : Walls – washable, durable smooth
Floor – Durable, washable, waterproof
Ceiling – light in tone

Fixtures : lockable cupboard for flammable, toxic materials
Keybox
Other appropriate storage as determined

Furniture : 1 No. Teacher Desk (Double Pedestal)
(Provisional) 1 No. Teacher Chair
1 No. Teacher Table
1 No. Cupboard
1 No. 5 Shelf Bookcase

M & E Provisions : 1 No. Electrically Operated Clock
Dado trunking to one full wall
1 No. Telephone Handset
2 No. Voice/Data points
Panic Alarm
Fire Detection & Alarm to BS 5389 Part 1 Cat L3
Room Temp 18° C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Highland Council: Education Service PPP - Project Agreement

Additional Requirements :	Control of glare –	Essential
	Control of Privacy with exterior –	Essential
	Daylight –	Desirable
	Natural Ventilation -	Desirable

GLEN URQUHART HIGH SCHOOL

**ROOM DATA SHEET SEC 36
055**

RF – 019/RF – 029/RG -

Room Name :	Cleaners Storage
Required Floor Area :	18m ²
Designed Floor Area :	
Special Requirements :	Door to open outwards Cleaners Sink Adjustable shelving for storage Space for storage of electric floor cleaner, brushes, mops, buckets etc. No unauthorised access
Relationship to other rooms :	Dispersed throughout school
Finishes ;	Walls – Smooth, washable, durable Floor – Durable, washable, waterproof
Fixtures :	As determined by bidder Belfast Sink Adjustable shelves Room for storage
M & E provisions :	Fire Detection & Alarm to BS 5389 Part 1 Cat L3 Room Temp 15° C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87

GLEN URQUHART HIGH SCHOOL

**ROOM DATA SHEET SEC 37
024**

RG – 022/RG – 023/RG –

RG – 025/RG - 026

Room Name : **Kitchen**

Required Floor Area : 90m³

Designed Floor Area :

Room Description : Area for storage/preparation of food
Cafeteria service
Kitchen staff facilities

Special Requirements : Dry and vegetable stores
Staff toilets, cloaks and office

Room Layout : Served designed so that it can be closed off in an unobtrusive and elegant way.

Finishes : Walls – Durable, waterproof, washable
Floor – Durable, waterproof, washable, non-slip
Ceiling – Smooth, moisture resistant, non- absorbent, easily cleaned

Fixtures : Kitchen equipment for providing lunchtime meals

M & E Provisions : 1 No. Electrically operated clock
Suitably IP rated specialist lighting
1 No. Telephone Handset
2 No. Voice/Data points
Specialist ventilation to cooking facilities
Gas services as required
Emergency shut-down facility
Panic Alarm
Fire Detection

Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 18°C Dry Resultant

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 38

RG - 098

Room Name : **Dining Area**

Required Floor Area : 130m²

Designed Floor Area :

Room Description : Capable of 100 pupils in one sitting

Special Requirements : Avoid excessive levels of heat gain and loss

Finishes : Walls – Durable low maintenance finish
Floor – Durable low maintenance finish
Ceiling – Minimum height 3m

Fixtures : Pinboarding to one wall
Consideration to payment system

M & E Provisions : 1 No. Electrically operated clock
2 No. Voice/Data points, one at either end of room
Possible Panic Alarm
Cash register BNC sockets may be required
Power supply to Vending Machine

Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 19°C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of glare	Essential
Daylight	Essential
Sunlight	Desirable
Window	Desirable
Rooflight	Desirable
Natural Ventilation	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET SEC 39

RF – 020/RF – 030/RF –

031

RF – 032/RG – 036/RG –

037

Room Name : **Toilets (Pupils/Staff/Disabled)**

Special Requirements : Vandal resistant fittings
Minimum exposed pipework but access for maintenance
Fittings to minimise use of water
Air treatment

Relationship to other rooms ; Dispersed in appropriate locations

Finishes : Walls – durable, vandal resistant, washable, waterproof to 1.5m
AFL, smooth, washable and durable above 1.5m
Floor – Non slip, durable, washable, resistant to burns
Ceiling – Smooth, moisture resistant

Fixtures : Warm air hand driers
WC cubicles and appropriate accessories
WHB Vanity Units
Tamper resistant mirrors
Soap Dispensers
Tamper resistant IPS system to cistern walls
Sanitary fittings to be white
Disabled toilets to current legislation

M & E Provisions : In support of required room temperature. If heat emitters are within reach of user they should be Low Surface Temperature type.
Anti scald protection on hot water supply
Disabled toilet alarm to nearest staff base and local overdoor indicator.

Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 16°C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET SEC 40

RG - 058

Room Name ;	IT Server Room
Required Floor Area :	5m ²
Designed Floor Area :	
Room Description :	Contain School networking central facilities
Special Requirements :	Power for computers, hubs, telephone system, TV/Video system Ventilation to ensure no over heating
Room Layout :	Two walls with 750mm wide benching to support computer equipment
Finishes :	Walls – smooth for paint Floor – Non-static, durable Ceiling – Smooth for painting
Fixtures :	Benches along two walls – 750mm wide
M & E Provisions :	1 No. Electrically operated clock VDU compliant lighting Dado trunking to all walls 1 No. Telephone Handset 5 No. Voice/Data points Air conditioning to ICT requirements Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 19°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 41

RG - 093

Room Name ; **Foyer/Waiting Area**

Required Floor Area : 10m²

Designed Floor Area :

Room Description : Seating up to 8 people

Finishes : Walls – Smooth, durable
Floor – Hardwearing durable
Ceiling – light in tone, feature

Fixtures : In built display cabinets with glass sliding doors with shelving,
display area
Stained glass image to be installed for permanent display in
foyer

Furniture : 6 No. Soft Chairs
(Provisional) 6 No. Coffee Tables

M & E Provisions : 1 No. Electrically operated clock
1 No. TV Aerial point
Noticeboard and display area wall wash lighting
1 No. Public payphone (suitable for disabled)
1 No. Voice/Data point
Cold water to service any dispensary drinks machines
Panic Alarm

Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 18°C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements : Control of glare Essential
Daylight Desirable
Window Desirable

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 42

RG - 064

Room Name : **Plantroom**

Required Floor Area : 100m²

Designed Floor Area :

M & E Provisions : 1 No. Voice/Data point

Ventilation to satisfy plant and room requirements

Fire Detection & Alarm to BS 5389 Part 1 Cat L3

Ventilation & Lighting to DfEE Building Bulletin 87

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET SEC 43

RG - 101

Room Name :	Coffee Bar
Required Floor Area :	15m ²
Designed Floor Area :	
Room Description :	To serve members of the public at agreed hours To serve school pupils during intervals To serve at discretion of Head Teacher
Special Requirements :	Suitable queuing area Toilets nearby
Finishes :	Walls – Durable, vandal resistant Floor – Non-slip durable Ceiling – Minimum height 2.7m with flush light fittings
Fixtures :	Double Sink and drainer Kitchen cupboards Additional fittings and equipment Large Notice board nearby Servery(ies) as appropriate
Furniture : (Provisional)	2 No. Trolleys
M & E Provisions :	1 No. Electrically operated clock 1 No. TV/Aerial point Specialist lighting to servery and till areas Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 19° C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87
Additional Requirements :	Control of glare Essential

Highland Council: Education Service PPP - Project Agreement

Daylight	Essential
Sunlight	Desirable
Window	Desirable
Natural Ventilation	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET SEC 44

RG - 088

Room Name :	Community Room	
Required Floor Area :	60m ²	
Designed Floor Area :		
Finishes :	Walls – durable, resistant to wear, easy to clean, painted Floor – Anti-static durable carpet Ceiling – Minimum height 2.7m	
Fixtures :	Pinboarding on one wall Whiteboard OHP Screen Power available to centre of room	
M & E Provisions :	1 No. Electrically Operated Clock 1 No. TV/Aerial point Dado trunking to one full wall 2 No. Voice/Data points Panic Alarm Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 19°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87	
Additional Requirements :	Control of glare	Essential
	Daylight	Essential
	Sunlight	Desirable
	Window	Essential
	Natural Ventilation	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 44

RG

- 038

Room Name :	Community Office	
Room Floor Area :	12m ²	
Designed Floor Area :		
Finishes :	Walls – durable, resistant to wear, easy to clean, painted Floor – Anti-static durable carpet Ceiling – Minimum height	
Fixtures :	3 No. workstations on 750mm wide worktop with network facilities etc. Storage, cupboards Maximise pinboarding Photocopier	
Furniture :	2 No. Teacher Desks (Double Pedestal)	
(Provisional)	2 No. Teacher Chairs 2 No. 5 Shelf Bookcases 2 No. 4 Drawer Filing Cabinets	
M & E Provisions :	1 No. Electrically Operated Clock 1 No. TV/Aerial point Dado trunking to two full walls 1 No. Telephone Handset 3 No. Voice/Data points Panic Alarm Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp 19° C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87	
Additional Requirements :	Control of glare	Essential
	Daylight	Essential
	Sunlight	Desirable
	Window	Essential
	Natural Ventilation	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 44

RG

- 076

Room Name : **Community Storage**

Required Floor Area : 15m²

Designed Floor Area :

Fixtures: Shelving to one wall

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 45

RG - 089

Room Name : **Multi – Purpose Meeting Room**

Required Floor Area : 30m²

Designed Floor Area :

Room Description : To accommodate 25 people and flexible to usage

Special Requirements : Distribution of natural light
Acoustic separation between adjacent rooms

Relationship to other rooms : Adjacent to Community Room, possible sliding communal wall

Finishes : Walls – Durable, resistant to wear, easy to clean
Floor – Anti-static durable carpet
Ceiling – Minimum height 2.7m

Fixtures : Whiteboard
OHP Screen
Network points
Power available in centre of room
Worktop with cupboard under
Coat hooks

Furniture : 15 No. Operator Chairs
(Provisional) 1 No. Teacher Chair
15 No. Rectangular Tables
2 No. Cupboards
2 No. 5 Shelf Bookcases
1 No. 4 Drawer Filing Cabinets
1 No. OHP Trolley

M & E Provisions : 1 No. Electrically Operated Clock
1 No. TV/Aerial point
Lumination of whiteboard
Dado trunking to one full wall
1 No. Telephone Handset
2 No. Voice/Data points
Panic Alarm

Fire Detection & Alarm to BS5389 Part 1 Cat L3

Room Temp 19° Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of glare	Essential
Control of Privacy with exterior	Essential
Daylight	Essential
Sunlight	Desirable
Window	Essential
Natural Ventilation	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET – SEC 46

RG

- 082

Room Name :	Nursery Playroom
Required Floor Area ;	65m ²
Designed Floor Area ;	
Room Description :	To accommodate 24 under 5 year olds
Special Requirements :	Space suitable for wet play activities and carpeted space Wide doors with vision panels must lead to secure external play area and external store Good acoustic separation
Relationship to other rooms :	Nursery Kitchen to be accessed from room Access to secure external play area
Finishes :	Walls – durable, resistant to wear, easy to clean Floor – Anti-static durable carpet, waterproof non-slip in wet area. Consider interesting shapes Ceiling – Minimum height 2.7m
Fixtures:	600mm wide 700mm continuous worktop with lockable door storage below, situated in wet area Some worktop should be 900mm high 1 sink, drainer and splashbacks 700mm high Maximise pinboarding with some at child height TV/Video bracket Computer network points Telephone point
M & E Provisions :	1 No. Electrically Operated Clock 1 No. TV Aerial point Lumination of white/blackboard Wall wash luminaires to highlight displays

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 47

RG

- 079

Room Name ; **Out of School Club/Creche/Parent & Toddler**

Required Floor Area : 50m²

Designed Floor Area :

Special Requirements : Space for both wet and dry activities
Good acoustic separation
Glazed viewing panel in doors

Relationship to other rooms : Nursery kitchen to be accessed
Near to office
Easy access to play area

Finishes : Walls – durable, resistant to wear, easy to clean
Floor – Anti-static durable carpet, non slip, waterproof in wet area
Consider interesting shapes
Ceiling – Minimum height 2.7m

Fixtures : 600mm wide 700mm high continuous worktop with lockable door storage below, situated in wet area
1 No. sink with drainer and splashback at 700mm in height
Maximise pinboarding some at child height
TV/Video bracket
Computer network points and telephone point
3 workstations
750mm wide 700mm high continuous worktop with storage under
and 3No. knee spaces to one wall

M & E Provisions : 1 No. Electrically Operated clock
1 No. TV Aerial point
Lumination of white/blackboard
Wall wash luminaires to highlight displays
Dado trunking to one full wall
1 No. Telephone Handset
3 No. Voice/Data points

Highland Council: Education Service PPP - Project Agreement

If heat emitters are within reach of the pupils they should be

Low Surface Temperature type

Anti-scald protection on hot water supply

Panic Alarm

Fire Detection & Alarm to BS5389 Part 1 Cat L3

Room Temp - 20°C Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements:

Control of Glare	Essential
Daylight	Essential
Sunlight	Desirable
Window	Essential
Natural Ventilation	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 48

RG

- 081

Room Name :	Nursery Kitchen
Required Floor Area :	Minimum 12m ²
Designed Floor Area :	
Room Description :	Fully equipped Kitchen Also capable of providing a safe learning environment of children
Special Requirements :	Accessible from and looking through to both Playroom and Out of School room Servery hatch to playroom Ability to close off kitchen from rooms
Finishes :	Walls – Durable, resistant to wear, easy to clean, painted Floor – Waterproof, non slip Ceiling – minimum height 2.4m
Fixtures:	600mm wide worktops with storage under Single drainer sink Space for free standing large larder fridge, fridge-freezer (opposite wall from sink) Cooker, washing machine and dishwasher under worktops Wall cupboards
M & E Provisions :	1 No. Electrically operated Clock Dado trunking to full walls Specialist ventilation in support of cooking Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 19°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET SEC 49

RG 080

Room Name :	Quiet/Parents Room	
Required Floor Area :	Minimum 18m ²	
Designed Floor Area :		
Room Description :	To be used by under 5's as quiet area/sleep area Also by parents as a waiting/interview room May also be used as a music/meeting room	
Special Requirements :	Accessible from Playroom Good acoustic separation between adjacent rooms	
Relationship to other rooms :	Provide extension/link to Playroom	
Finishes :	Walls – durable, resistant to wear, easy to clean, painted Floor – Anti-static durable carpet Ceiling – Minimum height 2.4m	
Fixtures :	TV/Video bracket and point Computer network points	
M & E Provisions :	1 No Electrically Operated Clock 1 No. Voice/Data point Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 19°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87	
Additional Requirements :	Control of glare	Essential
	Daylight	Essential
	Sunlight	Desirable
	Window	Essential
	Natural Ventilation	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET SEC 50

RG – 085/RG –

086

Room Name : **Nursery Office/Staffroom**

Required Floor Area : Minimum 16m²

Designed Floor Area :

Special Requirements : Accessible from Playroom and Out of School Room
Viewing panel into Playroom
Store off office

Finishes : Walls – Durable, resistant to wear, easy to clean, painted
Floor – Anti-static durable carpet
Ceiling – Minimum height 2.4m

Fixtures : 2 No. workstations incorporating storage space, telephone point,
computer network points and electrical points
Shelving to one wall
Store - shelving to 2 walls

M & E Provisions : 1 No. Electrically Operated clock
Dado trunking to two full walls
1 No. Telephone Handset
3 No. Voice/Data points

Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 19°C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of glare	Essential
Daylight	Essential
Sunlight	Desirable
Window	Essential
Natural Ventilation	Essential

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 51

RG - 106

Room Name :	Childcare Centre Reception / Cloakroom
Required Floor Area:	39m ² for cloakroom/toilets/storage
Room Description :	At entrance to Childcare Centre with security control
Finishes :	Walls – Durable, resistant to wear, easy to clean Floor – Waterproof non-slip. Consider interesting shapes Ceiling – Minimum height 2.7m
Fixtures :	Signage and pinboarding Coat Hooks at appropriate level with bench and open storage Pigeonholes (300mm square) around walls
Furniture: (Provisional)	Loose Seating
M & E Provisions :	Panic Alarm Heat emitters, low surface temperature type Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 18°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 51

RG – 083/RG –

087

RG - 078

Room Name : **Childcare Centre Toilets**

Room Description : 1 – unisex toilets for nursery children
2 – for children up to 14 years, include disabled toilet

Finishes : Walls – Durable, resistant to wear, easily washable,
waterproof to 1.5m AFL. Smooth washable durable
finish
above
Floor – non-slip, durable, washable
Ceiling – smooth, moisture resistant

Fixtures : 1 – WC toilet cubicles, half height doors, fittings at appropriate
height
2 – include pull down nappy changer to wall in disabled toilet
Appropriate hand drying facilities throughout
WC Cubicles and appropriate accessories WHB vanity units
Tamper resistant mirrors
Soap Dispensers
Tamper resistant IPS to cistern walls
Sanitary fitment suitable for nursery children

M & E Provisions : Anti-scald protection on hot water supply, heat emitters Low
surface temperature type

Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 15°C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 51

RG – 077/RG -

084

Room Name : **Childcare Centre Storage 2 No.**

Relationship to other rooms : Easily accessible from Playroom and Out of School room

Finishes : Walls – Durable, resistant to wear, easy to clean
Floor – non-slip, durable, washable

Fixtures : Shelving to two walls with flexibility for future requirements

GLEN URQUHART HIGH SCHOOL

ROOM DATA SHEET - SEC 52

Room Name :	Circulation Areas
Required Floor Area :	385m ²
Designed Floor Area :	
Room Description :	Main circulation and social space Should be two identifiable social areas for pupils to gather 1 for S1 and S2 1 for remainder Neither at front entrance but visible from Management/Admin Area
Special Requirements :	Flexible lighting arrangement Care with noise transmission Avoid excessive heat gain and loss Pinboarding
Finishes :	Walls – durable, low maintenance

GLENN URQUHART HIGH SCHOOL

ROOM DATA SHEET 65

Areas:

Car Parking

Screened Waste Bin Area

Cycle Compound

Requirements:

Period Bell must be heard

Lighting – appropriate where required

GLEN URQUHART HIGH SCHOOL

MISCELLANEOUS (Provisional)

Whole School	40 No. Pupil single desks
	40 No. pupil chairs
	20 No. High backed pupil chairs
	6 No. Operator chairs
	3 No. Teacher Desks (Double Pedestal)
	6 No. Teacher Chairs
	3 No. Teacher Tables
	10 No. Soft Chairs
	10 No. Coffee Tables
	10 No. Rectangular Tables
	4 No. Cupboards
	4 No. 5 Shelf Bookcases
	4 No. 4 drawer filing cabinets
	2 No. Trolleys
	2 No. Trolleys – tray unit
	2 No. TV Trolleys
2 No. OHP Trolleys	
Community Education	20 No. Operator Chairs
	1 No. Teacher Desk (Double Pedestal)
	1 No. Teacher Chair
	20 No. Rectangular tables
	2 No. 5 Shelf Bookcases
	1 No. 4 Drawer Filing cabinets
	1 No. OHP Trolley
	Foyer
6 No. Coffee Tables	
1 No. Spotlight system	
1 No. Freestanding Display board	
Hub	2 No. Operator Chairs
	1 No. Cupboard
	1 No. 5 Shelf Bookcase
	1 No. 4 Drawer Filing Cabinet

Highland Council: Education Service PPP - Project Agreement

Social Area 1
30 No. Soft Chairs
5 No. Coffee Tables
1 No. Trolley

Social Area 2
30 No. Soft Chairs
5 No. Coffee Tables
1 No. Trolley

GLEN URQUHART HIGH SCHOOL

NURSERY FURNITURE (Provisional)

2 No. Roomscapes Panels 94 cm x 81 cm
2 No. Clear Cover for display board
2 No. Roomscapes Post 122 cm
2 No. Roomscapes 81 cm
Tote Storage Unit 3' x 2'
Above with mirror cover
Tote Storage Unit 3' x 2²/₃'
Above with chalkboard cover
Display unit
Pre-school Storage Island
Low Storage unit
Library shelf
Utility cart
Mirror cover for display board panel
Roomscapes Panel 94 cm x 122 cm
Roomscapes Panel 124 cm x 122 cm
183 cm Half Circle Table (Wooden legs : 51 cm high)

2 No. Red Rectangular Table 500mm
2 No. Blue Rectangular Table 500mm
2 No. Blue Circular Table
2 No. Red Trapezoidal Table 500mm
10 No. Blue Chairs 28cm
10 No. Red Chair 28cm
Sofa
2 No. Chair
Unit Chair
2 No. Blue Chair (Adult)
2 No. Red Chair (Adult)

Bed

Mattress and Pillow Set

40377

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 01

RF-027

Room Name : **English**

Required Floor Area : 55m²

Designed Floor Area :

Room Description : Cater for 33 pupils, class to be used for Religious Studies and Personal and social education as required.

Special Requirements : Good acoustic separation between adjacent rooms.
Glazed viewing panels along corridors and in solid core door.

Finishes : Vertical window blinds to all windows.
Floor to be anti-static carpet.
Minimum ceiling height 2.7m.

Fixtures : 750mm wide, 700mm high continuous worktop along one wall with lockable door storage below – to include tray units, bookcases, legroom between storage for 5 pupils – one to be suitable for disabled.
Adjustable shelving on one wall
Black and white board minimum writing area 6m², 1 panel white remaining black, with OHP screen.
Maximise pinboarding.
Wall mounted bracket for TV/Video.
Network points.
Power available to room centre.
Individual coat pegs to suit pupil numbers.
Wall cupboards with some doors lockable, on one wall

Furniture : 32 No. Single Pupil Desks
(Provisional) 32 No. Pupil Chairs
3 No. Operator Chairs
1 No. Teacher Desk (Double Pedestal)
1 No. Teacher Chair
1 No. Rectangular Table
1 No. Cupboard
1 No. 5 Shelf Bookcase

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 01

RF-

029

Room Name : **English**

Required Floor Area : 55m²

Designed Floor Area :

Room Description : Cater for 33 pupils, class to be used for Religious Studies and Personal and social education as required.

Special Requirements : Good acoustic separation between adjacent rooms.
Glazed viewing panels along corridors and in solid core door.

Finishes : Vertical window blinds to all windows.

Floor to be anti-static carpet.

Minimum ceiling height 2.7m.

Fixtures : 750mm wide, 700mm high continuous worktop along one wall with lockable door storage below – to include tray units, bookcases, legroom between storage for 5 pupils – one to be suitable for disabled.

Adjustable shelving on one wall

Black and white board minimum writing area 6m², 1 panel white remaining black, with OHP screen.

Maximise pinboarding.

Wall mounted bracket for TV/Video.

Network points.

Power available to room centre.

Individual coat pegs to suit pupil numbers.

Wall cupboards with some doors lockable, on one wall

Furniture : 32 No. Single Pupil Desks

(Provisional) 32 No. Pupil Chairs

3 No. Operator Chairs

1 No. Teacher Desk (Double Pedestal)

1 No. Teacher Chair

1 No. Rectangular Table

1 No. Cupboard

1 No. 5 Shelf Bookcase

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 01

RG-030

Room Name :	Modern Languages
Required Floor Area :	55m ²
Designed Floor Area :	
Room Description :	For modern languages including Gaelic
Special Requirements :	Good acoustic separation between adjacent rooms Glazed viewing panels along corridors and in solid core door. Sufficient peripheral benching to enable installation of PALE systems with positions for 12 pupils and 1 master teacher.
Finishes :	Vertical window blinds to all windows Floor to be anti-static carpet Minimum ceiling height 2.7m
Fixtures :	750mm wide, 700mm high continuous worktop along one wall with lockable door storage below – to include tray units, bookcases, legroom between storage for 4 pupils – one to be suitable for disabled. Adjustable shelving on one wall Black and white board minimum writing area 6m ² , one panel white remaining black, with OHP screen Maximise pinboarding Wall mounted bracket for TV/Video Network points Power available to room centre Individual coat pegs to suit pupil numbers Wall cupboards with some doors lockable to one wall
Furniture :	32 No. Single Pupil Desks
(Provisional)	32 No. Pupil Chairs 1 No. Teacher Desk (Double Pedestal) 1 No. Teacher Chair 1 No. Cupboard

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1 No. 5 Shelf Bookcase
1 No. 4 Drawer Filing Cabinet
6 No. Trolleys – unit tray
1 No. OHP Trolley

M & E Provisions :

1 No. Electrically operated Clock
1 No. TV Aerial point
Lumination of whiteboard/blackboard
Dado trunking to two full walls
1 No. Telephone Handset
9 No Voice/Data points
Panic Alarm
PALE System around two walls

Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 19°C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of Glare	Essential
Daylight	Essential
Sunlight	Desirable
Window	Essential
Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 01

RG-032

Room Name :	Modern Languages
Required Floor Area :	55m ²
Designed Floor Area :	
Room Description :	For modern languages including Gaelic
Special Requirements :	Good acoustic separation between adjacent rooms Glazed viewing panels along corridors and in solid core door. Sufficient peripheral benching to enable installation of PALE systems with positions for 12 pupils and 1 master teacher.
Finishes :	Vertical window blinds to all windows Floor to be anti-static carpet Minimum ceiling height 2.7m
Fixtures :	750mm wide, 700mm high continuous worktop along one wall with lockable door storage below – to include tray units, bookcases, legroom between storage for 4 pupils – one to be suitable for disabled. Adjustable shelving on one wall Black and white board minimum writing area 6m ² , one panel white remaining black, with OHP screen Maximise pinboarding Wall mounted bracket for TV/Video Network points Power available to room centre Individual coat pegs to suit pupil numbers Wall cupboards with some doors lockable to one wall
Furniture :	32 No. Single Pupil Desks
(Provisional)	32 No. Pupil Chairs 1 No. Teacher Desk (Double Pedestal) 1 No. Teacher Chair 1 No. Cupboard 1 No. 5 Shelf Bookcase

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 01

RG-013

Room Name :	Mathematics
Required Floor Area :	55m ²
Designed Floor Area :	
Room Description :	Cater for 33 pupils
Special Requirements :	Good acoustic separation between adjacent rooms Glazed viewing panels along corridors and in solid core door.
Finishes :	Vertical window blinds to all windows Floor to be anti-static carpet Minimum ceiling height 2.7m
Fixtures :	750mm wide 700mm high continuous worktop along one wall with lockable door storage below – to include tray units, bookcases, legroom between storage for 5 pupils – one to be suitable for disabled. Adjustable shelving on one wall Black and white board minimum writing area 6m ² , all whiteboard with grid squares to one panel, with OHP screen. Maximise pinboarding Wall mounted bracket for TV/Video Network points Power available to room centre Individual coat pegs to suit pupil numbers Wall cupboards with some lockable doors to one wall
Furniture :	32 No. Single Pupil Desks
(Provisional)	32 No. Pupil Chairs 4 No. Operator Chairs 1 No. Teacher Desk (Double Pedestal) 1 No. Teacher Chair 2 No. Cupboards 2 No. 5 Shelf Bookcases

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 01

RF-

010

Room Name :	Mathematics
Required Floor Area :	55m ²
Designed Floor Area :	
Room Description :	Cater for 33 pupils
Special Requirements :	Good acoustic separation between adjacent rooms Glazed viewing panels along corridors and in solid core door.
Finishes :	Vertical window blinds to all windows Floor to be anti-static carpet Minimum ceiling height 2.7m
Fixtures :	750mm wide 700mm high continuous worktop along one wall with lockable door storage below – to include tray units, bookcases, legroom between storage for 5 pupils – one to be suitable for disabled. Adjustable shelving on one wall Black and white board minimum writing area 6m ² , all whiteboard with grid squares to one panel, with OHP screen. Maximise pinboarding Wall mounted bracket for TV/Video Network points Power available to room centre Individual coat pegs to suit pupil numbers Wall cupboards with some lockable doors to one wall
Furniture :	32 No. Single Pupil Desks
(Provisional)	32 No. Pupil Chairs 4 No. Operator Chairs 1 No. Teacher Desk (Double Pedestal) 1 No. Teacher Chair 2 No. Cupboards 2 No. 5 Shelf Bookcases

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 02

RF-

008

Room Name : **Geography/History**

Required Floor Area : 55m²

Designed Floor Area :

Room Description : Cater for 33 pupils
Class to be used for

Special Requirements : Good acoustic separation between adjacent rooms
Glazed viewing panels along corridors and in solid core door.

Finishes : Vertical window blinds to all windows
Floor to be anti-static carpet
Minimum ceiling height 2.7m

Fixtures : 750mm wide 700mm high continuous worktop along one wall with lockable door storage below – to include tray units, bookcases, legroom between storage for 5 pupils – one to be suitable for disabled.

Adjustable shelving on two walls
Black and white board minimum writing area 6m², one panel white remaining panel black, with OHP screen.
Maximise pinboarding
Wall mounted bracket for TV/Video
Network points
Power available to room centre
Individual coat pegs to suit pupil numbers
Five drawer unit capable of taking A1 size drawings
Light box to built into worktop
Tray units under worktop minimum 60 No.
Sink
Total blackout required

Furniture : 16 No. Pupil Double Desks
(Provisional) 32 No. Pupil Chairs
1 No. Teacher Desk (Double Pedestal)
1 No. Teacher Chair
1 No. Teacher Table

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2 No. Rectangular Tables
6 No. 5 Shelf Bookcases
1 No. 4 Drawer Filing Cabinet
1 No. Trolley – unit tray
1 No. OHP Trolley

M & E Provisions :

1 No. Electrically operated Clock
1 No. TV Aerial point
Lumination of whiteboard/blackboard
Dado trunking to two full walls
1 No. Telephone Handset
9 No. Voice/Data points
Panic Alarm

Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 19°C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of Glare	Essential
Daylight	Essential
Sunlight	Desirable
Window	Essential
Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET SEC 03

RG-031/RF-009/RF-014/RF-026

Room Name :

Tutorial Rooms (4 No. Rooms)

Required Floor Area :

24.25m²

Designed Floor Area :

Room Description :

Teaching Space for small classes
To suit 14 pupils

Special Requirements :

Good acoustic separation between adjacent rooms
Glazed viewing panel in solid core doors

Finishes :

Walls – durable, resistant to wear. easy to clean, painted

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	Floor – Anti-static durable carpet	
	Ceiling – Minimum height 2.7m	
Fixtures :	750mm wide 700mm high continuous worktop to one wall with lockable sliding door storage below	
	Space for three pupils to sit at worktop	
	Black and whiteboard min 4m ² with OHP screen	
	Maximise pinboarding	
	Individual coat pegs to suit pupil numbers	
	Wall cupboards to one wall	
Furniture :	from Miscellaneous list	
(Provisional)		
M & E Provisions :	1 No. Electrically Operated Clock	
	1 No. TV Aerial point	
	Lumination of black/white board	
	Dado trunking to two full walls	
	5 No. Voice/Data points	
	Panic Alarm	
	Fire Detection & Alarm to BS5389 Part 1 Cat L3	
	Room Temp - 19°C Dry Resultant	
	Heating, Ventilation and Lighting to DfEE Building Bulletin 87	
Additional Requirements :	Control of glare	Essential
	Control of Privacy with exterior	Essential
	Daylight	Essential
	Sunlight	Desirable
	Window	Essential
	Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET SEC 04

RG-

014/RF-007

Room Name : **Staff Base with store (2 No.)**

Required Floor Area : 22m²

Designed Floor Area :

Room Description : Room where staff can work, and talk informally to other staff.
May be used for small groups of senior pupils as tutorial room

Relationship to other rooms : Glazed panelling along corridors

Finishes : Walls – durable, resistant to wear, easy to clean, painted
Floor – Anti-static durable carpet
Ceiling – minimum height 2.7m

Fixtures : Pinboarding to one wall
5 No. workstations with under bench storage and wall
cupboards/shelving
Network facilities to each workstation

Furniture : from Miscellaneous list
(Provisional)

M & E Provisions : 1 No. Electrically Operated Clock
Dado trunking to two full walls
1 No. Telephone Handset
7 No. Voice/Data points

Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 19°C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements : Control of glare Essential
Control of Privacy with Exterior Essential
Daylight Essential
Window Essential

Natural Ventilation

Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 07

RG-009

Room Name :	Learning Support
Required Floor Area :	20m ²
Designed Floor Area :	
Room Description :	Classroom for 10 pupils maximum
Special Requirements :	Glazed doors Capable of overhead and data projection Good acoustic separation between rooms RG-009 & RG-010
Finishes :	Anti-static durable carpet Minimum ceiling height 2.7m
Fixtures :	750mm wide 700mm high continuous worktop along one wall with lockable sliding door storage and tray units below. Blackboard with one white panel minimum writing area 4m ² , with projection screen Maximise pinboarding Shelving to one wall
Furniture : (Provisional)	6 No. Pupil Double Desks 12 No. Pupil Chairs 3 No. Operator Chairs 2 No. Teacher Desks (Double Pedestal) 2 No. Teacher Chairs 2 No. Teacher Tables 3 No. Soft Chairs 1 No. Coffee Table 2 No. Cupboards 2 No. 5 Shelf Bookcases 2 No. 4 Drawer Filing Cabinets 1 No. Trolley 2 No. Trolley – unit trays 1 No. TV Trolley

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M & E Provisions :

- 1 No. Electrically Operated Clock
- 1 No. TV Aerial Point
- Lumination of blackboard
- Dado trunking to 2 full walls
- 1 No. Telephone Handset in one room
- 5 No. Voice/Data Points
- 1 Telephone socket in one room
- Panic Alarm

Fire Detection & Alarm to BS5389 Part 1 Cat L3

Room Temp - 19°C Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of Glare	Essential
Control of Privacy with exterior	Essential
Daylight	Essential
Sunlight	Desirable
Window	Essential
Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 07

RG-011

Room Name :	Learning Support
Required Floor Area :	12m ²
Designed Floor Area :	
Room Description :	Classroom for 10 pupils maximum
Special Requirements :	Glazed doors Capable of overhead and data projection Good acoustic separation between rooms RG-009 & RG-010
Finishes :	Anti-static durable carpet Minimum ceiling height 2.7m
Fixtures :	750mm wide 700mm high continuous worktop along one wall with lockable sliding door storage and tray units below. Maximise pinboarding Shelving to one wall
Furniture : (Provisional)	6 No. Pupil Double Desks 12 No. Pupil Chairs 3 No. Operator Chairs 2 No. Teacher Desks (Double Pedestal) 2 No. Teacher Chairs 2 No. Teacher Tables 3 No. Soft Chairs 1 No. Coffee Table 2 No. Cupboards 2 No. 5 Shelf Bookcases 2 No. 4 Drawer Filing Cabinets 1 No. Trolley 2 No. Trolley – unit trays 1 No. TV Trolley
M & E Provisions :	1 No. Electrically Operated Clock

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1 No. TV Aerial Point
Lumination of blackboard
Dado trunking to 2 full walls
1 No. Telephone Handset in one room
5 No. Voice/Data Points
1 Telephone socket in one room
Panic Alarm

Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 19°C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :	Control of Glare	Essential
	Control of Privacy with exterior	Essential
	Daylight	Essential
	Sunlight	Desirable
	Window	Essential
	Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 07

RG-010

Room Name :	Learning Support Multi-Purpose Room
Required Floor Area :	20m ²
Required Floor Area :	
Room Description :	Classroom for 10 pupils maximum
Special Requirements :	Glazed Doors Capable of overhead and data projection Folding partition common to room RG-011
Finishes :	Anti-static durable carpet Minimum ceiling height 2.7m
Fixtures :	600mm wide 900mm high continuous worktop along one wall with lockable sliding door storage and tray units below Blackboard with one white panel minimum writing area 4m ² , with projection screen Maximise pinboarding Sink with splashback 1 No Cooker 1 No. Refrigerator
Furniture: (Provisional)	6 No. Pupil Double Desks 12 No. Pupil Chairs 3 No. Operator Chairs 2 No. Teacher Desks (Double Pedestal) 2 No. Teacher Chairs 2 No. Teacher Tables 3 No. Soft Chairs 1 No. Coffee Table 2 No. Cupboards 2 No. 5 Shelf Bookcases 2 No. 4 Drawer Filing Cabinets 1 No. Trolley

Highland Council: Education Service PPP - Project Agreement

2 No. Trolley – unit trays
1 No. TV Trolley

M & E Provisions :

1 No. Electrically Operated Clock
1 No. TV Aerial Point
Lumination of blackboard
Dado trunking to two full walls
1 No. Telephone Handset in 1 room
5 No. Voice/Data points
1 Telephone socket in 1 room
Panic Alarm

Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 19°C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of Glare	Essential
Control of Privacy with Exterior	Essential
Daylight	Essential
Sunlight	Desirable
Window	Essential
Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 08

RF-

017

Room Name :

Art and Design Room / Resource Room

Required Floor Area :

92m²

Designed Floor Area :

Room Description :

To cater for 20 pupils

Special Requirements :

Good acoustic separation between adjacent rooms
Glazed viewing panels along corridors and in solid core door

Finishes :

Minimum ceiling height 2.7m
Two rows of tracked spot lighting fixed to ceiling, high intensity lamps every metre along elevation opposite window.
Non slip ceramic tiles to clay preparation area.

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Fixtures :	600mm 700mm high continuous worktop along one wall with lockable sliding door storage below Storage to include 32 No. A2 sized drawers Space between storage for 4 pupils to sit Lightbox Adjustable shelving on two walls Blackboard with one white panel minimum area 6m ² with OHP screen Maximise pinboarding Two large stainless steel sinks, one with washout facilities Space for A0/A1 storage units Individual coat pegs to suit pupil numbers Clay preparation area with sealed damp cupboard, shelving and storage for protective clothing Sink to have appropriate trap Fixing in ceiling to display work 5 No. Workstations with storage under and wall cupboards
Furniture : (Provisional)	20 No. Specialist Desks 25 No. High Backed Pupil Stools 6 No. Operator Chairs 1 No. Teacher Desk (Double Pedestal) 1 No. Teacher Chair 1 No Teacher Table 6 No Rectangular Tables 3 No Cupboards 3 No. 5 Shelf Bookcases 1 No Trolley 4 No. Trolley – unit tray 1 No. OHP Trolley 2 No. Vertical A0 storage filing
M & E Provisions :	1 No. Electrically Operated Clock 1 No. TV Aerial Near daylight replicating lamp Dado trunking to two full walls 1 No. Telephone Handset 17 No. Voice/Data Panic Alarm Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 19°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87

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Additional Requirements :	Control of Glare	Essential
	Blackout	Essential
	Daylight	Essential
	Sunlight	Desirable
	Window	Essential
	Rooflight	Desirable
	Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 08

RF-022

Room Name :	Art & Design Kiln Room
Required Floor Area :	10m ²
Designed Floor Area :	
Fixtures :	Kiln
M & E Provisions :	Shelving Emergency shutdown facilities

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 08

RF-

021

Room Name : **Art and Design Dark Room**

Required Floor Area : 10m²

Designed Floor Area :

Fixtures : 700mm wide worktop with cupboards under
1 No. sink with drainer
Pinboarding
Door with appropriate seals

M&E Provisions: Red UV Light
In Use light outside room
Ventilation for chemicals
Power

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 08

RF-016

Room Name : Art and Design Storage

Required Floor Area : 15m²

Design Floor Area :

Fixtures: Shelving

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEETS - SEC 09

RF-005

Room Name : Business Studies

Required Floor Area : 60m²

Designed Floor Area :

Room Description : To cater for 20 pupils

Special Requirements : Computer workstations around the walls
Viewing Panels to corridor

Finishes : Anti-static carpet
Minimum ceiling height 2.7m

Fixtures : 20 Workstations on three walls, one number suitable for disabled
1 Teacher station
700mm high 750mm deep minimum for workstations
Computer networked to school network
Surge protection system
Sufficient worktop space for scanner, printers etc.
Whiteboard and protection screen
Tray units under benching
Cupboard/Shelving to two walls
Maximise pinboarding
Power should be available to centre of room

Furniture : 10 No. Pupil Double Desks
(Provisional) 20 No Pupil Chairs
21 No. Operator Chairs
1 No. Teacher Desk (Double Pedestal)
1 No. Teacher Chair
2 No. Cupboards
2 No. 5 Shelf Bookcases
2 No. 4 Drawer Filing Cabinets
3 No. Trolley – unit trays
1 No. OHP Trolley

M & E Provision : 1 No. Electrically operated Clock

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1 No. TV Aerial point
Lumination of blackboard
Dado trunking to all walls
1 No. Telephone Handset
25 No. Voice/Data Points
Additional 5 No. in office area
Mains Isolator Switch
Panic Alarm

Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 19°C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of Glare	Essential
Control of Privacy with Exterior	Essential
Daylight	Essential
Sunlight	Desirable
Window	Essential
Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEETS - SEC 05

RF-006

Room Name :	Business Studies Resource Base with store	
Required Floor Area :	14m ²	
Designed Floor Area :		
Room Description :	May be used for small groups of senior pupils as tutorial room	
Finishes :	Anti-static carpet Minimum ceiling height 2.7m	
Fixtures :	Pinboarding to one wall Two workstations with under bench storage and wall cupboards Network facilities Storage	
Furniture : (Provisional)	5 No. Pupil Double Desks 10 No. Pupil Chairs 5 No. Operator Chairs 2 No. 4 Drawer Filing Cabinet	
M & E Provisions :	1 No Electrically Operated Clock 1 No. TV Aerial Point Lumination of blackboard Dado trunking to two full walls 1 No. Telephone Handset 7 No. Voice/Data points Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 19°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87	
Additional Requirements :	Control of glare	Essential
	Control of Privacy with Exterior	Essential
	Daylight	Essential

Highland Council: Education Service PPP - Project Agreement

Window

Essential

Natural Ventilation

Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 09

RF-

035

Room Name : **IT/Computing**

Required Floor Area : 60m²

Designed Floor Area :

Room Description : To cater for 20 pupils

Special Requirements : Computer workstations around the walls

Finishes : Anti-static Carpet
Minimum ceiling height 2.7m

Fixtures : 20 Workstations on three walls, one number suitable for disabled
1 Teacher station
700mm high and 750mm deep minimum for workstations
Computers networked to school network
Surge protection system
Sufficient worktop space for scanner, printers etc.
White board & projection screen
Tray units under benching
Cupboard/Shelving to two walls
Maximise pinboarding
Power should be available to centre of room

Furniture : 10 No. Pupil Double Desks
(Provisional) 20 No. Pupil Chairs
21 No Operator Chairs
1 No. Teacher Desk (Double Pedestal)
1 No. Teacher Chair
2 No. Cupboards
2 No. 5 Shelf Bookcases
2 No. 4 Drawer Filing Cabinets
3 No. Trolleys – unit trays
1 No. OHP Trolley

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M & E Provisions :

1 No. Electrically Operated Clock

1 No. TV Aerial point

Lumination of blackboard

Dado trunking to all walls

1 No. Telephone Handset

25 No. Voice/Data Points

Mains Isolator Switch

Panic Alarm

Fire Detection & Alarm to BS5389 Part 1 Cat L3

Room Temp - 19°C Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of Glare Essential

Control of Privacy with Exterior Essential

Daylight Essential

Window Essential

Natural Ventilation Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET -

RF-

036

Room Name : **IT/Computing Store**

Required Floor Area : 7m²

Designed Floor Area :

Fixtures: Shelving to two walls

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 10

RG-025

Room Name : **Home Economics**

Required Floor Area : 85m²

Designed Floor Area :

Room Description : To accommodate 20 pupils

Special Requirements : Good acoustic separation between adjacent rooms.
Glazed viewing panels along corridors and in solid core door
Island workstations
Conform to current Food Hygiene Legislation

Finishes : Non slip durable flooring
Minimum ceiling height 2.7m

Fixtures : 5 gas cookers
5 electric cookers
10 sinks with splashback
Worktops with cupboards and tray units under
Wall mounted cupboards
5 Microwaves

White board, minimum writing area 6m² with OHP
Maximise pinboarding
Wall mounted TV/Video bracket
Individual coat pegs to suit numbers

Furniture : 10 No. Pupil Double Desks
(Provisional) 20 No. High backed Pupil stools
1 No. Teacher Desk (Double Pedestal)
1 No. Teacher Chair
2 No. 5 Shelf bookcases
2 No. 4 Drawer Filing Cabinets
2 No. Trolleys
1 No. Trolley – unit tray
1 No. OHP Trolley

M & E Provisions : 1 No. Electrically Operated Clock

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1 No. TV Aerial point
Lumination of blackboard
1 No. Telephone Handset
4 No. Voice/Data Points
Specialist Ventilation for Catering
Emergency shutdown facilities
Gas service to equipment
Panic Alarm

Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 19°C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :	Control of glare	Essential
	Daylight	Essential
	Sunlight	Desirable
	Window	Essential
	Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEETS - SEC 11

RG-026 & RG-027

Room Name : **Home Economics Stores**

Required Floor Area : 10m²

Designed Floor Area :

Room Description : Two separate rooms
One for food and one for cleaning materials etc.

Finishes : Durable floor covering
No windows

Fixtures : Food Store – Large refrigerator and large freezer
Worktop and cupboards, shelving
Non-Food – Worktop, cupboards and shelving
Dishwasher, washer/dryer

Furniture : 2 No. Cupboards
(Provisional) 1 No. Trolley

M&E Provisions: Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 19°C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements : Control of glare Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEETS - SEC 11

RG-018

Room Name :	Home Economics Resource Base	
Required Floor Area :	22m ²	
Designed Floor Area :		
Finishes :	Anti-static carpet Minimum ceiling height 2.7m	
Fixtures :	Pinboarding to one wall White board minimum writing area 4m ² Three workstations with under bench storage tray units and wall cupboards Network facilities Wall mounted TV/Video bracket	
Furniture :	5 No. Pupil Double Desks	
(Provisional)	10 No. Pupil Chairs 4 No. Operator Chairs 2 No. 4 Drawer Filing Cabinets	
M & E Provisions :	1 No. Electrically Operated Clock 1 No. TV Aerial point Lumination of blackboard Dado trunking to two full walls 1 No. Telephone Handset 7 No. Voice/Data Points Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 19°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87	
Additional Requirements :	Control of glare	Essential
	Daylight	Essential
	Window	Essential
	Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 12

RG-064

Room Name :	Music Room
Required Floor Area ;	65m ²
Designed Floor Area :	
Room Description :	To accommodate 33 pupils
Special Requirements :	Good acoustic separation from rest of school Glazed panel to corridor Keyboard tables and power for 20 keyboards
Room Layout :	Door wide enough for large instruments and to cut down sound transmission
Finishes :	Walls – acoustically isolated from other areas Floor – Anti-static carpet Ceiling – Minimum height 4.2m
Fixtures :	Curtains for variable absorbent and dim out Continuous worktop to one wall with lockable sliding door storage below, space for 5 pupils (one disabled) between storage Adjustable shelving to one wall Black and white board minimum 6m ² writing area – plain and music panels OHP Screen Maximise pinboarding Power to centre of room TV/Video wall bracket Individual coat pegs to suit
Furniture :	20 No. Pupil Double Desks
(Provisional)	30 No. Pupil Chairs 2 No. Operator Chairs 1 No. Teacher Desk (Double Pedestal) 3 No. 4 Drawer filing cabinets

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 13

RG-065

Room Name : **Music Practice and Recording Room**

Required Floor Area : 18m²

Designed Floor Area :

Room Description : Recording Facilities

Special Requirements : Acoustic Isolation from all areas
Significant visual communication into room for teaching supervision

Room Layout : Visually inspect occupancy of rooms from corridor
Allow for visual supervision and acoustic isolation
Doors wide enough for large instruments

Finishes : Walls – acoustically isolated from other rooms
Floor – Anti-static durable carpet
Ceiling – Minimum height 2.7m with flush fitting lighting

Fixtures : Continuous worktop along one wall with lockable door storage below with tray unit
Maximise pinboarding
Full wall length mirror 600mm high on one wall, 1 metre AFL
4 Double Sockets
Patch Bay installed between room and classroom
Soundproofed glass panel into classroom

Furniture : 2 No. Operator Chairs
(Provisional) 1 No. Teacher Desk (Double Pedestal)
1 No. Teacher Chair
1 No. 5 Shelf Bookcase
1 No. 4 Drawer Filing Cabinet
1 No. Trolley

M & E Provisions 1 No. Electrically Operated Clock

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1 No. TV Aerial Point

Lumination of blackboard

Dado trunking to two full walls

2 No. Voice/Data Points

Patch system to classroom

Fire Detection & Alarm to BS5389 Part 1 Cat L3

Room Temp - 19°C Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of Glare Essential

Control of Privacy with Exterior Essential

Daylight Desirable

Natural Ventilation Desirable

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 13

RG-062

Room Name :	Music Practice Room
Required Floor Area :	9m ²
Designed Floor Area :	
Special Requirements :	Acoustic Isolation from all areas Significant visual communication into room for teaching supervision
Room Layout :	Visually inspect occupancy of rooms from corridor Allow for visual supervision and acoustic isolation Doors wide enough for large instruments
Finishes :	Walls – acoustically isolated from other areas Floor – Anti-static durable carpet Ceiling – Minimum height 2.7m with flush fitting lighting
Fixtures :	Continuous worktop along one wall with lockable door storage below with tray units Maximise pinboarding Full wall length mirror 600mm high on one wall 1 metre AFL 4 Double Sockets
Furniture : (Provisional)	1 No. Pupil Double Desk 3 No. Pupil Chairs 2 No. Operator Chairs 3 No. Rectangular Tables 1 No. Cupboard 2 No. 5 Shelf Bookcases
M & E Provisions :	1 No. Electrically Operated Clock 1 No. TV Aerial Point Lumination of blackboard Dado trunking to two full walls 2 No. Voice/Data points

Fire Detection & Alarm to BS5389 Part 1 Cat L3

Room Temp - 19°C Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :	Control of glare	Essential
	Control of privacy with exterior	Essential
	Daylight	Desirable
	Natural Ventilation	Desirable

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 14

RG-063

Room Name :	Music Store
Required Floor Area :	15m ²
Designed Floor Area :	
Special Requirements :	Storage and shelving to suit specialised requirements will include but not restricted to : 20 keyboards, 20 guitars 20 percussion instruments, computer and peripherals
M&E Provisions:	Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 19°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 15

RF-

013

Room Name :	Biology
Required Floor Area :	65m ²
Designed Floor Area :	
Special Requirements :	Storage/prep for 20 pupils Greenhouse to be accessible
Finishes :	Floor – non slip durable (in accordance with Scottish Schools Equipment Research Centre recommendation) Ceiling – Minimum height 2.7m
Fixture :	750mm wide, 700mm high continuous worktop along one wall with lockable door storage below – to include tray units, bookcases, legroom between storage for 5 pupils – one to be suitable for disabled. Black and white board minimum writing area 6m ² , one panel white remaining black, with OHP screen Maximise pinboarding Network points Power available to room centre Individual coat pegs to suit pupil numbers Industrial quality wall units Continuous worktop 850mm high, sink, shelved system to prep areas 850mm high suitably topped workbenches Pupil facilities – sinks with all services (gas, power mains and Lv) Master Gas tap Power isolator (key operated)
Furniture :	10 No. Specialist Desks
(Provisional)	20 No. High backed Pupil Chairs 2 No. Operator Chairs 1 No. Teacher Desk (Double Pedestal)

Highland Council: Education Service PPP - Project Agreement

1 No. Teacher Chair
2 No. Teacher Tables
2 No. Cupboards
2 No 5 Shelf Bookcases
1 No. 4 Drawer Filing Cabinet
2 No. Trolleys
1 No. OHP Trolley

M & E Provisions :

1 No. Electrically Operated Clock
1 No. TV Aerial Point
Lumination of blackboard
Dado trunking to two full walls
1 No. Telephone Handset
7 No. Voice/Data Points
Gas Services to workbenches
Master Gas isolation valve
Master Mains Power Isolator
Panic Alarm

Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 19°C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements:

Control of glare	Essential
Control of Privacy with exterior	Essential
Blackout	Essential
Windows should not reach down to worktop level	
Daylight	Essential
Sunlight	Desirable
Window	Essential
Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 15

RF-023

Room Name :	Chemistry
Required Floor Area :	65m ²
Designed Floor Area :	
Special Requirements :	Storage/prep for 20 pupils Fume cupboard
Finishes :	Floor – Non slip durable (in accordance with Scottish Schools Equipment Research Centre recommendation) Ceiling – Minimum height 2.7m
Fixtures :	750mm, 700mm high continuous worktop along one wall with lockable door storage below – to include tray units, bookcases, legroom between storage for 5 pupils – one to be suitable for disabled. Adjustable shelving on two walls Black and white board minimum writing area 6m ² , one panel white remaining black, with OHP screen Maximise pinboarding Wall mounted bracket for TV/Video Network Points Power available to room centre Individual coat pegs to suit pupil Industrial quality wall units Continuous worktop 850mm high, sink, shelved system to prep areas 850mm high suitably topped workbenches Pupil facilities – sinks with all services (gas, power mains and Lv) Master gas tap Power Isolator (Key operated)
Furniture :	10 No. Specialist Desks
(Provisional)	20 No. High backed Pupil Stools 1 No. Teacher Desk (Double Pedestal)

Highland Council: Education Service PPP - Project Agreement

1 No. Teacher Chair
2 No. Teacher Tables
2 No. Rectangular Tables
1 No. Cupboard
1 No. 5 Shelf Bookcase
1 No. 4 Drawer Filing Cabinet
2 No. Trolleys

M & E Provisions :

1 No. Electrically Operated Clock
1 No. TV Aerial point
Lumination of blackboard
Dado trunking to two full walls
1 No. Telephone Handset
7 No. Voice/Data Points
Gas Services isolation valve
Master Mains Power Isolator
Panic Alarm
Specialist ventilation for fume cupboard

Fire Detection & Alarm to BS5389 Part 1 Cat L3

Room Temp - 19°C Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of glare	Essential
Control of Privacy with Exterior	Essential
Blackout	Essential
Windows should not reach down to worktop level	
Daylight	Essential
Sunlight	Desirable
Window	Essential
Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 15

RF-

015

Room name :	Physics
Required Floor Area :	65m ²
Designed Floor Area :	
Special Requirements :	Storage/prep for 20 pupils
Finishes :	Floor – Non slip durable (in accordance with Scottish Schools Equipment Research Centre recommendation) Ceiling – Minimum height 2.7m
Fixtures :	750mm, 700mm high continuous worktop along one wall with lockable door storage below – to include tray units, bookcases, legroom between storage for 5 pupils – one to be suitable for disabled Black and white board minimum writing area 6m ² , one panel white remaining black, with OHP screen Maximise pinboarding Network points Power available to centre of room Individual coat pegs to suit pupil numbers Industrial quality wall units Continuous 850mm high, sink, shelved system to prep areas 850mm high suitably topped workbenches Pupil Facilities – sinks with all services (gas, power, mains and Lv) Master Gas Tap Power Isolator (Key operated)
Furniture :	10 No. Specialist Desks
(Provisional)	20 No. High backed Pupil Stools 1 No. Teacher Desk (Double Pedestal) 1 No. Teacher Chair

Highland Council: Education Service PPP - Project Agreement

2 No. Teacher Tables
2 No. Rectangular Tables
1 No. Cupboard
1 No. 5 Shelf Bookcase
1 No. 4 Drawer Filing Cabinet
2 No. Trolleys

M & E Provisions :

1 No. Electrically Operated Clock
1 No. TV Aerial point
Lumination of Blackboard
Dado trunking two full walls
1 No. Telephone Handset
7 No. Voice/Data points
Gas services to workbenches
Master gas isolation valve
Master mains power Isolator
Panic Alarm

Fire Detection & Alarm to BS5389 Part 1 Cat L3

Room Temp - 19°C Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of glare	Essential
Control of Privacy with exterior	Essential
Blackout	Essential
Windows should not reach down to worktop level	
Daylight	Essential
Sunlight	Desirable
Window	Essential
Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 15

RF-

026

Room Name :	Science Storage
Required Floor Area :	28m ²
Designed Floor Area :	
Fixtures :	Worktop to one wall Shelving to another Flammable liquid store Secure chemical store with suitable ventilation Radioactive storage unit
Additional Requirements :	Easily accessible for all three labs and adjacent to Technician's room

ARDNAMURCHAN HIGH SCHOOL

**ROOM DATA SHEET SEC 16
025**

RF-

Room Name : **Audio Visual/Science Technician Room**

Required Floor Area : 20m²

Designed Floor Area :

Room Description : Dual purpose, main use for science

Special Requirements : Good acoustic separation between adjacent rooms
Glazed viewing panels in solid core door

Finishes : Floor – Anti-static durable
Ceiling – Minimum height 2.7m

Fixtures : Continuous worktop to one wall with a lockable door storage below
One fully serviced sink with access to gas and electricity
Shelved tray storage system
Shelving
Network point
TV Point
Telephone
Appropriate number of double sockets
Refrigerator
Waste Disposal Unit
Clean area for AV Work

Furniture : 1 No. Teacher Chair
(Provisional) 2 No. Teacher Tables
1 No. 5 Shelf Bookcase
1 No. 4 Drawer Filing Cabinet
2 No. Trolleys
1 No. OHP Trolley

M & E Provisions : 1 No. Electrically Operated Clock
1 No. TV Aerial Point
Dado trunking to two full walls

Highland Council: Education Service PPP - Project Agreement

1 No. Telephone handset
3 No. Voice/Data points
Gas service to workbench
Master gas isolation valve
Master mains power isolator

Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 19°C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of glare	Essential
Daylight	Essential
Sunlight	Desirable
Window	Essential
Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 04
024

RF-

Room Name : **Science Resource Base/Storage**

Required Floor Area : 38m²

Designed Floor Area :

Room Description : May be used for small groups of senior pupils as tutorial room

Relationship to other rooms : Glazed panelling along corridors

Fixtures :

- Pinboarding to one wall
- Whiteboard minimum writing area 4m²
- Five workstations with under bench storage and wall cupboards/shelving to two walls
- Network facilities
- Sink with splashback

Furniture :
(Provisional)

- 5 No. Pupil Double Desks
- 1 No. Pupil Chair
- 10 No. High backed pupil chairs
- 4 No. Operator Chairs
- 3 No. Teacher Chairs
- 2 No. 5 Shelf Bookcases
- 2 No. 4 Drawer Filing Cabinets
- 2 No. Trolleys
- 3 No. Storage Tray Systems
- 3 No. Vertical Racking Systems

M & E Provisions :

- 1 No Electrically Operated Clock
- 1 No. TV Aerial point
- Lumination of blackboard
- Dado trunking to two full walls
- 1 No. Telephone Handset
- 7 No. Voice/Data points

Fire Detection & Alarm to BS5389 Part 1 Cat L3

Room Temp - 19°C Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Highland Council: Education Service PPP - Project Agreement

Additional Requirements :	Control of glare	Essential
	Control of Privacy Exterior	Essential
	Daylight	Essential
	Window	Essential
	Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 15

RF-012

Room Name : **Greenhouse**

Required Floor Area : 12m²

Designed Floor Area :

Special Requirements : Suitable heating

Fixtures : 1 No. Cleaners' sink
Timber Benching / Staging

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 17

RG-015

Room Name :	Craft & Design Workshop
Required Floor Area :	100m ²
Designed Floor Area :	
Room Description :	To accommodate maximum 20 pupils
Special Requirements :	Concrete floors to BSI Standards, finished in accordance with Scottish Schools Equipment Research Centre recommendations Viewing panels to corridor Heat Bay area complete with Quench sink
Finishes :	Walls – vandal resistant, easily cleaned blind system Floor – heavy duty durable, appropriate to hot areas Ceiling – flush finish lights suitably protected against mechanical damage, minimum height 2.7m
Fixtures :	Fixed dual purpose work benches for 20 pupils and one Teacher Fire resistant free standing cabinet for storage Fume extractor for hot areas Sink with all services Blackboard with one white panel minimum 6m ² Extraction System Emergency system for electrical machinery Benching for Machinery to two walls
Furniture : (Provisional)	6 No. Specialist Desks 20 No. High backed pupil stools 1 No. Teacher Desk (Double Pedestal) 1 No. Teacher Chair 2 No. 4 Drawer Filing Cabinets 2 No Trolleys
M & E Provisions :	1 No. Electrically Operated Clock 1 No. TV Aerial point

Highland Council: Education Service PPP - Project Agreement

Near daylight replicating lamp
Dado trunking to two full walls
1 No. Telephone Handset
3 No. Voice/Data Points
Dust Extraction
Gas services to kilns/ovens/hot areas
Master Gas Isolation Valve
Master Mains Power Isolator
Panic Alarm

Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 19°C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of glare	Essential
Control of privacy with exterior	Essential
Daylight	Essential
Sunlight	Desirable
Window	Essential
Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET SEC 17

RG-016

Room Name :	Craft and Design Preparation/Store
Required Floor Area :	45m ²
Designed Floor Area :	
Special Requirements :	Separate material preparation area within storage area for metal and wood providing a racked area. Access to exterior for deliveries Technicians Area with workbench and storage to all other walls Tool-racks Planer and circular saw also located in room
Finishes :	Walls – vandal resistant, easily cleaned blind system Floor – Heavy duty durable, appropriate to hot areas Ceiling – flush finish lights suitably protected against mechanical damage, minimum height 2.7m
Fixtures :	Dust extraction systems
M&E Provision :	Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 19°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87
Additional Requirements:	Control of Glare Essential Control of privacy with exterior Essential Daylight Essential Sunlight Desirable Window Essential Natural Ventilation Essential

ARNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 18

RG-017

Room Name :	Graphic Communication/Technology Studies
Required Floor Area :	65m ²
Designed Floor Area :	
Room Description :	To accommodate 20 pupils
Special Requirements :	Good acoustic separation between adjacent rooms Glazed viewing panels along corridors and in solid core door
Finishes :	Floor – Heavy duty durable Ceiling – minimum height 2.7m
Fixtures :	20 Specialist Drawing desks, one suitable for disabled 20 Stools Worktops 750mm wide, 700mm high continuous with knee holes to three walls Tray units/cupboards under benching 25 No. network points and electrical points dispensed round room above worktop 2 No. light boxes in worktop Extractor fan for glue and airbrush spraying Sink with all services Air compressor and distribution system at desks Shuttered storage cabinet 1 No. Whiteboard 1 No. TV Mounting Bracket Wall Cupboards to one wall Pinboarding
Furniture :	20 No Specialist Desks
(Provisional)	20 No High backed pupil stools 20 No. Operator Chairs 1 No. Teacher Desk (Double Pedestal) 1 No. Teacher Chair 2 No. 4 drawer filing cabinets

Highland Council: Education Service PPP - Project Agreement

1 No. OHP Trolley

M & E Provisions :

1 No. Electrically Operated Clock

1 No. TV Aerial Point

1 No. Near daylight replicating lamp

Dado trunking to three full walls

1 No. Telephone Handset

25 No. Voice/Data Points

Specialist ventilation for glue and airbrush

Pneumatic system

Master mains power isolator

Panic Alarm

Fire Detection & Alarm to BS5389 Part 1 Cat L3

Room Temp - 19°C Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of glare

Essential

Control of Privacy with exterior

Essential

Daylight

Essential

Sunlight

Desirable

Window

Essential

Natural Ventilation

Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET SEC 18

RG

- 028

Room Name :

Graphic Communication/Technological Studies Store

Required Floor Area :

7m²

Designed Floor Area :

Fixtures:

Shelving to two walls

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 21

RG-071

Room Name :	PE Games Hall
Required Floor Area :	480m ²
Designed Floor Area :	
Special Requirements :	Possible viewing from circulation area Consideration to acoustic environment Walls completely free of projections and should be flush pointed Light fittings should be protected from impact Ledges at ceiling height avoided
Room Layout :	Net dividers to divide hall into two PE spaces including trackways, netbags and hoisting equipment Retractable basketball nets and boards Natural daylight and ventilation should be provided Recommended height 7.2m Even spread of light over floor area
Finishes :	Walls – Durable finish bounce off zone, doors should be flush and part of bounce off surface, no projecting ironmongery Floor – Suitable for purpose
Fixtures :	Flush floor sockets for net posts, wall brackets for badminton nets Recessed housings for any fire appliances
Furniture :	1 No. TV Trolley
M & E Provisions :	1 No. Electrically Operated clock protected against impact damage 1 No. TV Aerial point All containment flush with building fabric 2 No. Voice/Data points, one at each end of hall Hearing induction loop Fire Detection & Alarm to BS5389 Part 1 Cat L3

Highland Council: Education Service PPP - Project Agreement

Room Temp - 15°C (Games), 19°C (Exam) Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :	Control of glare	Essential
	Daylight	Desirable
	Natural Ventilation	Desirable

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET SEC 22

RG-072

Room Name :	Fitness Room
Required Floor Area :	40m ²
Designed Floor Area :	
Room Description :	Refer to Sport Scotland Technical Digest for setting out and equipping
Special Requirements :	Flush walls
Finishes :	Floor – Fit for purpose Ceiling – Minimum height 3.6m
Fixtures :	Moveable fitness equipment (TBA) Space for 10 station fixed equipment as well as space for free equipment (weights etc) Mirrored wall Power for equipment Pinboarding Natural Ventilation
Furniture : (Provisional)	1 No. Trolley – tray unit
M & E Provisions :	1 No. Electrically Operated clock 1 No. TV Aerial point Containment to be flush with building fabric 1 No. Voice/Data Point Ventilation as appropriate for high activity area Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 18°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87
Equipment :	2 No. Running Machines

Highland Council: Education Service PPP - Project Agreement

2 No. Weights Machines

2 No. Step-up Machines

2 No Fitness Cycles

2 No. Rowing Machines

2 No.Dumb-bell Weight sets

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET SEC 23

RG-068/RG-

069/RG-070

Room Name : **PE Staff Base with Changing Facilities**

Required Floor Area : 20m²

Designed Floor Area :

Room Description : Include separate male/female toilets

Special Requirements : Comply with Scottish Sports Council Technical Department requirements
Fittings to minimise use of water
Air treatment

Finishes : Resource Base – Anti static carpet
Minimum ceiling height 2.7
Store – to have hard wearing durable floor

Showers/Changing -

Walls – easily washable finish
Floors – Non slip, showers to be at lower level than changing rooms
Ceiling – Moisture resistant min height 2.7m

Fixtures : Toilets- Hand & hair drying facilities
WC Cubicles and appropriate accessories
WHB Vanity units
Shower/Changing cubicles
Appropriate number of lockers with secure key system
Tamper resistant IPS system to cistern walls
Sanitary fitments to be white
Changing bench fitment with clothes hanging facilities

Base - Pinboarding
1 No. Whiteboard
5 No. Workstations with under bench storage and wall cupboards

ARDNAMURCHAN HIGH SCHOOL **RG-044/RG-**
045/RG-046
RG-047/RG-
048/RG-049
ROOM DATA SHEET - SEC 24 **RG-051/RG-**
052/RG-053
RG-054/RG-
055/RG-056
RG-059

Room Name : **Changing Rooms x 6**

Required Floor Area : 120m²

Designed Floor Area :

Special Requirements : To comply with Scottish Sports Council Technical Departments requirements
At least one changing/shower area for disabled to male and female areas
Fittings to minimise use of water
Air treatment

Room Layout : Wet and dry circulation to be separate

Finishes : Walls – easily washable finish
Floors – Non slip, showers to be at lower level than changing rooms
Ceiling – Moisture resistant minimum height 2.7m

Fixtures : Hand & hair drying facilities
WC Cubicles and appropriate accessories
WHB Vanity units
Shower/Changing cubicles
Appropriate number of lockers with secure key system
Tamper resistant mirrors
Soap dispensers
Tamper resistant IPS System to cistern walls
Sanitary fittings to be white
Changing bench fitting with clothes hanging facilities

M & E Provisions : Specialist Ventilation

Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 18°C (toilets), 21°C (changing) Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :	Control of Privacy with exterior	Essential
	Control of Privacy with interior	Essential
	Daylight	Desirable
	Natural Ventilation	Desirable

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET SEC 25

RG-067

Room Name : **PE Stores (Indoor)**

Required Floor Area : 45m²

Designed Floor Area :

Room Description : Chairs and Sports equipment stores, including mat store

Special Requirements : Mat store to comply with requirement for storing cellular foam filled equipment, including fire detection

Finishes : Floor – Durable and easily cleaned

Fixtures : Lockable storage suitable to accommodate all apparatus
No projecting ironmongery to store doors at Games Hall or
Fitness room face

M&E Provisions :
Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 15°C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET SEC 26

RG-061

Room Name :	Outdoor Store (PE) and Tractor Shed
Required Floor Area :	57m ²
Designed Floor Area :	
Room Description :	Store – large enough to store goal posts and cross bars, hurdles, nets and other outdoor PE equipment Tractor Shed – to accommodate grass cutting equipment
Special Requirements :	Appropriate lockable storage for tractor
Room Layout :	Store and tractor shed may be one building appropriately divided
Relationship to other rooms :	Should be in vicinity of pitches and other outdoor facilities Internal store access
Finishes :	Floor – Durable and easily cleaned
Fixtures :	Lockable storage suitable to accommodate all apparatus and equipment – racks etc. Tractor Shed should have washing down facilities
M & E Provisions :	Power to tractor shed for powerwashing equipment Cold water provision to tractor shed Alarmed door contacts Fire Detection & Alarm to BS5389 Part 1 Cat L3 Ventilation & Lighting to DfEE Building Bulletin 87

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET SEC 27

Room Name : **Grass and Synthetic All Weather pitches**

Description : Synthetic - 3rd Generation surface
minimum size, as agreed with
Highland Council

Grass - - Suitable for football, shinty and hockey

Special Requirements : Flood lighting to Scottish Sports Council approval for all
weather pitch
Appropriate Maintenance required

Fixtures : Markings on synthetic grass must not be sand, creosote or water
based
Removeable posts and nets for shinty, football and hockey
Sports fencing to suit
Container for replacement sand

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET SEC 20

RG-

093/RF-044

Room Name :	Main Library with IT facilities
Required Floor Area :	190m ²
Designed Floor Area :	
Special Requirements :	Library fit-out and design will require specialist input designed to stock 7000 items, with a shelf stock of 5000 items TALIS computerised library management system to be used Computer terminals on counter, office and in public area
Room Layout :	Flexible – open area
Finishes :	Walls – durable, resistant to wear, easy to clean, painted Floor – Anti-static durable carpet Ceiling – Minimum height 3m
Fixtures :	Suitable flexible (not custom built) shelving to cover full range of material stored Library counter, modular construction Network points plus electrical points throughout area Display areas required throughout library and will include wall panels and slatted or hessian covered end panels to shelving units.
Furniture : (Provisional)	24 No. Pupil Chairs 15 No. Operator Chairs 1 No. Teacher Desk (Double Pedestal) 4 No. Teacher Chairs 20 No. Teacher Tables 20 No. Soft Chairs 10 No. Coffee Tables 2 No. Cupboards 2 No. 5 Shelf Bookcases 2 No. 4 Drawer Filing Cabinets 2 No. Trolleys

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET SEC 20

RG-092

Room Name :	Library Office and Store
Required Floor Area :	24m ²
Designed Floor Area :	
Special Requirements :	Computer Terminal for TALIS system
Room Layout :	Glazed window to allow vision into main library area
Finishes :	Walls – durable, resistant to wear, easy to clean, painted Floor – Anti-static durable carpet Ceiling – Minimum height 3m
Fixtures :	Shelving for approx. 2000 items Built in bookcase floor to ceiling 2 No. Workstations Worktop with underbench storage Sink Maximise pinboarding
Furniture : (Provisional)	2 No. Operator Chairs 1 No. Teacher Chair 2 No. Teacher Tables 2 No. Soft Chairs 1 No. Coffee Tables 2 No. Cupboards 2 No. 5 Shelf Bookcases 2 No. 4 Drawer Filing Cabinets 1 No. Trolley
M & E Provisions :	1 No. Electrically Operated Clock 1 No. TV Aerial Point 1 No. Telephone Handset 3 No. Voice/Data Points Panic Alarms

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Fire Detection & Alarm to BS5389 Part 1 Cat L3

Room Temp - 19°C Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of glare	Essential
Daylight	Essential
Sunlight	Desirable
Window	Essential
Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET SEC 20

RG-038

Room Name :	Open and Distance Learning Suite
Required Floor Area :	40m ²
Designed Floor Area :	
Room Layout :	ODL area must be near library, but still easily accessible when library closed
Finishes :	Walls – durable, resistant to wear, easy to clean, painted Floor – Anti-static durable carpet Ceiling – Minimum height 3m
Fixtures :	15 No. workstations Equipped for audio and video conferencing Fixed white board
Furniture : (Provisional)	5 No. Pupil Double desks 10 No. Pupil Chairs 10 No. Operator Chairs 1 No. Teacher Table 2 No. Cupboards 2 No. 5 Shelf Bookcases 1 No. 4 Drawer Filing Cabinet
M & E Provisions :	1 No. Electrically Operated Clock 1 No. TV Aerial point Lumination of Whiteboard Dado trunking 1 No. Telephone Handset 11 No. Voice/Data Points Panic Alarm Fire Detection & Alarm to BS5389 Part 1 Cat L3

Highland Council: Education Service PPP - Project Agreement

Room Temp - 19°C Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of Glare	Essential
Daylight	Essential
Sunlight	Desirable
Window	Essential
Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 20

RF-

037

Room Name : **ODL Store**

Required Floor Area : 5m²

Designed Floor Area :

Fixtures: Shelving to one wall

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET SEC 19

RG-041

Room Name :	Multi Purpose Hall
Required Floor Area :	200m ²
Designed Floor Area :	
Room Description :	To accommodate assembly, exams, theatre performances and cinema
Special Requirements :	Projection control area Acoustics for theatre performance/cinema Avoid excessive levels of heat gain and loss
Finishes :	Wall – durable low maintenance, higher standard than classrooms Floor – Non-slip, non-abrasive, offer traction, resistant to wear, scuffing, impact and easily cleaned
Fixtures :	Stage and backdrops, appropriate lighting Back stage access Power available in centre of hall Projection screen appropriate for hall size Microphone/sound system with appropriate outlets Network point at front of stage
Furniture : (Provisional)	250 No. Pupil Chairs 200 No. Pupil single desks 16 No. Teacher Tables 20 No. Rectangular Tables 1 No. Cupboard 1 No. 5 Shelf Bookcase 1 No. 4 Drawer Filing Cabinet 4 No. Trolleys 1 No. TV Trolley 1 No. OHP Trolley

Highland Council: Education Service PPP - Project Agreement

M & E Provisions :	Microphone and Sound System	
	1 No. Electrically Operated Clock protected from impact damage	
	1 No. TV Aerial Point	
	All containment flush with building fabric	
	1 No. Telephone Handset behind stage area	
	3 No. Voice/Data points, 2 at 1 end	
	Hearing induction loop	
	Infrastructure supplying theatre must be capable of supporting commercial lighting	
	Fire Detection & Alarm to BS5389 Part 1 Cat L3	
	Room Temp - 19°C (Exam), 15°C (Games) Dry Resultant	
	Heating, Ventilation and Lighting to DfEE Building Bulletin 87	
Additional Requirements :	Control of glare	Essential
	Blackout	Essential
	Stage lighting system	
	Sound System with induction loop	
	Projection TV and Video equipment	
	Stage facilities with lighting and curtains at one end of hall	
	Daylight	Essential
	Sunlight	Desirable
	Window	Desirable
	Rooflight	Desirable
	Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET SEC 19

RG-075

Room Name :	M.P.H. Storage
Required Floor Area :	40m ²
Designed Floor Area :	
Room Description :	Sufficient for hall seats, staging and other theatrical props. Retractable seating might be considered

ARDNMURCHAN HIGH SCHOOL

ROOM DATA SHEET SEC 28

RG-003

Room Name :	Head Teacher
Required Floor Area :	15m ²
Designed Floor Area :	
Special Requirements :	Informal seating arrangement Acoustic privacy
Finishes	Walls – High office standard Floor – Anti-static durable carpet Ceiling – Minimum height 2.4m
Fixtures :	Shelving to one wall Pinboarding Tray units
Furniture : (Provisional)	1 No. Teacher Desk (Double Pedestal) 1 No. Teacher Chair 2 No. Teacher Tables 5 No. Soft Chairs 1 No. Coffee Table 3 No. Rectangular Tables 3 No. Cupboards 2 No. 5 Shelf Bookcases 2 No. 4 Drawer Filing Cabinets
M & E Provisions :	1 No. Electrically Operated Clock 1 No. TV/Aerial point Dado trunking to one full wall 1 No. Telephone Handset 3 No. Voice/Data points Panic Alarm Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 19°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Highland Council: Education Service PPP - Project Agreement

Additional Requirements :	Control of glare	Essential
	Control of Privacy with exterior	Essential
	Control of Privacy with interior	Essential
	Daylight	Essential
	Window	Essential
	Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET SEC 29

RG-004

Room Name :	Depute Head Teacher
Required Floor Area :	15m ²
Designed Floor Area :	
Special Requirements :	Informal seating arrangement Acoustic privacy
Finishes :	Walls – high office standard Floor – Anti-static durable carpet Ceiling – Minimum height 2.4m
Fixtures :	Shelving to one wall Pinboarding Tray units
Furniture : (Provisional)	1 No. Teacher Desk (Double Pedestal) 1 No. Teacher Chair 2 No. Teacher Tables 5 No. Soft Chairs 1 No. Coffee Table 3 No. Rectangular Tables 3 No. Cupboards 2 No. 5 Shelf Bookcases 2 No. 4 Drawer Filing Cabinets
M & E Provisions :	1 No. Electrically Operated Clock 1 No. TV/Aerial point 1 No. Telephone Handset Dado trunking to one full wall 3 No. Voice/Data points Panic Alarm Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 19°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Highland Council: Education Service PPP - Project Agreement

Additional Requirements :	Control of glare	Essential
	Control of Privacy with exterior	Essential
	Control of Privacy with interior	Essential
	Daylight	Essential
	Window	Essential
	Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 30

RG-036

Room Name :	Guidance Office
Required Floor Area :	12m ²
Designed Floor Area :	
Special Requirements :	Acoustic and visual privacy
Finishes :	Walls – durable, resistant to wear, easy to clean Floor – Anti-static durable carpet Ceiling – minimum height 2.4m
Fixtures :	Shelving to one wall Pinboarding
	One workstation Space for 4 Filing cabinets
Furniture : (Provisional)	3 No. Pupil Single desks 3 No. Pupil Chairs 2 No. Teacher Desks (Double Pedestal) 2 No. Teacher Chairs 1 No. Teacher Table 4 No. Soft Chairs 1 No. Coffee Table 2 No. Bookcases 6 No. 5 Shelf Bookcases 4 No. 4 Drawer Filing Cabinets
M & E Provisions :	1 No. Electrically Operated Clock Dado trunking to one full wall 1 No. Telephone Handset 3 No. Voice/Data points Panic Alarm Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 19°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Highland Council: Education Service PPP - Project Agreement

Additional Requirements :	Control of glare	Essential
	Control of Privacy with exterior	Essential
	Control of privacy with interior	Essential
	Daylight	Essential
	Window	Essential
	Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 30

RG-037

Room Name :	Guidance Office
Required Floor Area :	12m ²
Designed Floor Area :	
Special Requirements :	Acoustic and visual privacy
Finishes :	Walls – durable, resistant to wear, easy to clean Floor – Anti-static durable carpet Ceiling – minimum height 2.4m
Fixtures :	Shelving to one wall Pinboarding One workstation Space for 4 Filing cabinets
Furniture : (Provisional)	3 No. Pupil Single desks 3 No. Pupil Chairs 2 No. Teacher Desks (Double Pedestal) 2 No. Teacher Chairs 1 No. Teacher Table 4 No. Soft Chairs 1 No. Coffee Table 2 No. Bookcases 6 No. 5 Shelf Bookcases 4 No. 4 Drawer Filing Cabinets
M & E Provisions :	1 No. Electrically Operated Clock Dado trunking to one full wall 1 No. Telephone Handset 3 No. Voice/Data points Panic Alarm Fire Detection & Alarm to BS5389 Part 1 Cat L3

Highland Council: Education Service PPP - Project Agreement

Room Temp - 19°C Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of glare	Essential
Control of Privacy with exterior	Essential
Control of privacy with interior	Essential
Daylight	Essential
Window	Essential
Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 31

RG-001

Room Name :	School Office/Admin/
Required Floor Area :	42m ²
Designed Floor Area :	
Special Requirements :	Mechanical ventilation may be required due to printing equipment although natural ventilation would be preferred
Room Layout :	Multiple functions Area may be screened off to contain reprographic equipment
Relationship to other rooms :	Near to Medical Room Overlooking entrance Access to reception desk Adjacent to Head Teachers room with a linked lockable door Near to Janitor
Finishes :	Wall – durable, resistant to wear, easy to clean Floor – Anti-static durable carpet Ceiling – Minimum height 2.4m
Fixtures :	Worktops to three walls with under bench storage (tray units and cupboard) Reception design/window 4 No. workstations networked, may be part of worktops Telephone/Fax facilities Pinboarding Coat Hooks
Furniture : (Provisional)	4 No. Operator Chairs 3 No. Teacher Desks (Double Pedestal) 4 No. Teacher Chairs 2 No. Teacher Tables 3 No. Soft Chairs 1 No. Coffee Tables 1 No. Cupboard 1 No. 5 Shelf Bookcases

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET SEC 31

RG-002

Room Name : **Central Store / Reprographics**

Required Floor Area : 8m²

Designed Floor Area :

Finishes : No windows required, durable floor

Fixtures: Fire Proof Safe
Worktop for Reprographics Area
Shelving to one wall

M & E Provisions: Power/Data Points
Ventilation

Equipment: Photocopier
Risograph Duplicator
Collator

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET SEC 32

RG-008

Room Name : **Meeting Room**

Required Floor Area : 20m²

Designed Floor Area :

Room Description : To accommodate 20 people and flexible to adapt for other usage

Finishes : Walls – durable, aesthetically pleasing
Floor – Anti-static durable carpet
Ceiling – Flush throughout minimum height 2.7m

Fixtures : Whiteboard
OHP Screen
Pinboard to one wall
Two network access points

Furniture (Provisional) 10 No. Operator Chairs
1 No. Rectangular Table
1 No. 5 Shelf Bookcases
1 No. OHP Trolley

M & E Provisions : 1 No. Electrically Operated Clock
Dado trunking to one full wall
1 No. Telephone handset
2 No. Voice/Data points
Panic Alarm

Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 19°C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of Glare	Essential
Control of Privacy with exterior	Essential
Daylight	Essential
Sunlight	Desirable
Window	Essential

Natural Ventilation

Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 33

RG-005/RG-

006/RG-007

Room Name :	Medical Suite
Required Floor Area :	40m ³
Designed Floor Area :	
Room Description :	Medical Inspection Room Rest Room Toilets – Nearby Storage
Special Requirements :	Acoustic and visual privacy Rest rooms
Finishes :	Walls – Vandal resistant, aesthetically pleasing Floor – Medical Room – durable carpet All other rooms – non slip durable Ceiling – Flush throughout minimum height 2.4m
Fixtures :	Viewing panel in door to rest room All other windows to have obscure glazing Curtains/blinds Medical Room – pinboarding to one wall, sink with worktop to one wall;warm air dryer Toilet – Suitable for disabled Storage – within both rooms and lockable store within suite
Furniture : (Provisional)	1 No. Teacher Desk (Double Pedestal) 1 No. Teacher Chair 4 No. Soft Chairs 1 No. Coffee Table 2 No. Rectangular Tables
M & E Provisions :	Electrically Operated Clock TV/Aerial Point Medical Task lamp

Highland Council: Education Service PPP - Project Agreement

Dado trunking to one full wall
1 No. Telephone Handset (MR)
2 No. Voice/Data Points (MR)
1 No. Voice/Data Point (RR)
Panic Alarm

Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 21°C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of glare	Essential
Control of Privacy with exterior	Essential
Control of Privacy with Interior	Essential
Daylight	Essential
Sunlight	Desirable
Window	Desirable
Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

RF-043/RF-042/

ROOM DATA SHEET - SEC 34

RF-041/RF039

Room Name :	Staffroom/Tea-bar Facility/Cloakroom/Toilet
Required Floor Area :	100m ²
Designed Floor Area :	
Special Requirements :	Main staff area to have integral tea-bar and small quiet room off Cloakroom to have coat hooks Toilets separate male and female, warm air dryers. Sufficient lockers in cloakroom – one per member of staff
Room Layout :	Quiet room off main staff room Teabar (7.5m ²) part of Staff room
Finishes :	Walls – suitable covering Floor – Anti-static durable carpet Ceiling – Minimum height 2.7m with flush light fitting
Fixtures :	Telephone point, computer network point, electrical points Pinboarding 36 Hole shelving unit built in Tea-bar – sink, kitchen cupboards, microwave, refrigerator,
Hydro	Boil or similar
electrical	Quiet Room – Telephone point, computer network points, points. One workstation, Pinboard, TV Mounting Bracket
Furniture :	Staff Room – 40 No. Soft Chairs
(Provisional)	10 No. Coffee Tables 6 No. Rectangular Tables 4 No. Cupboards 6 No. 5 Shelf Bookcases
	Quiet Room 6 No. Operator Chairs

- 6 No. Rectangular Tables
- 1 No. 5 Shelf Bookcases
- 1 No. 4 Drawer Filing Cabinets

M & E Provisions :

Electrically Operated Clock

TV Aerial

Dado trunking to one full wall (Staff Room)

1 No. Telephone Handset

2 No. Voice/Data points (Staff Room)

2 No. Voice/Data points (Quiet Room)

Panic Alarm

Fire Detection & Alarm to BS5389 Part 1 Cat L3

Room Temp - 19°C (Staffroom), 16°C (toilet/cloakroom) Dry

Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of glare	Essential
Control of Privacy with exterior	Essential
Daylight	Essential
Sunlight	Desirable
Window	Essential
Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET SEC 35
034/RG-035

RG-

Room Name : **Janitor Room and store**

Required Floor Area : 12m² and 8m²

Designed Floor Area :

Room Description : Workroom and storage of materials and equipment

Special Requirements : Individual cupboard for highly flammable liquids and toxic materials
Facilities for storage of equipment, tools
Partially glazed

Finishes : Walls – washable, durable smooth
Floor – Durable, washable, waterproof
Ceiling – light in tone

Fixtures : Lockable cupboard for flammable, toxic materials
Keybox
Other appropriate storage as determined

Furniture : 1 No. Teacher Desk (Double Pedestal)
(Provisional) 1 No. Teacher Chair
1 No. Teacher Table
1 No. Cupboard
1 No. 5 Shelf Bookcase

M & E Provisions : 1 No. Electrically Operated Clock
Dado trunking to one full wall
1 No. Telephone Handset
2 No. Voice/Data points
Panic Alarm

Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 18°C Dry Resultant

Highland Council: Education Service PPP - Project Agreement

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :	Control of glare	Essential
	Control of Privacy with exterior	Essential
	Daylight	Desirable
	Natural Ventilation	Desirable

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET SEC 36
019/RF-011

RG-057/RF-

Room Name :	Cleaners Storage
Required Floor Area :	18m ²
Designed Floor Area :	
Special Requirements :	Door to open outwards Cleaners Sink Adjustable shelving for storage Space for storage of electric floor cleaner, brushes, mops, buckets etc. No unauthorised access
Relationship to other rooms :	Dispersed throughout school
Finishes ;	Walls – Smooth, washable, durable Floor – Durable, washable, waterproof
Fixtures :	As determined by bidder Belfast Sink Adjustable shelves Room for storage
M & E Provisions:	Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 15°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87

ARDNAMURCHAN HIGH SCHOOL

RG-024/RG-

023/RG-022

ROOM DATA SHEET SEC 37

RG-020/RG-019

Room Name :	Kitchen
Required Floor Area :	90m ³
Designed Floor Area :	
Room Description :	Area for storage/preparation of food Cafeteria service Kitchen staff facilities
Special Requirements :	Dry and vegetable stores Staff toilets, cloaks and office
Room Layout :	Servery designed so that it can be closed off in an unobtrusive and elegant way.
Finishes :	Walls – Durable, waterproof, washable Floor – Durable, waterproof, washable, non-slip Ceiling – Smooth, moisture resistant, non- absorbent, easily cleaned
Fixtures :	Kitchen equipment for providing lunchtime meals
M & E Provisions :	1 No. Electrically operated clock Suitably IP rated specialist lighting 1 No. Telephone Handset 2 No. Voice/Data points Specialist ventilation to cooking facilities Gas services as required Emergency shut-down facility Panic Alarm Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 18°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 38

RG-100

Room Name :	Dining Area
Required Floor Area :	130m ²
Designed Floor Area :	
Room Description :	Capable of 100 pupils in one sitting
Special Requirements :	Avoid excessive levels of heat gain and loss
Finishes :	Walls – Durable low maintenance finish Floor – Durable low maintenance finish Ceiling – Minimum height 3m
Fixtures :	Pinboarding to one wall Consideration to payment system
M & E Provisions :	1 No. Electrically operated clock 2 No. Voice/Data points, one at either end of room Possible Panic Alarm Cash register BNC sockets may be required Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 19°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87 Power for Vending Machine
Additional Requirements :	Control of glare Essential Daylight Essential Sunlight Desirable Window Desirable Rooflight Desirable Natural Ventilation Essential

ARDNAMURCHAN HIGH SCHOOL
039/RG-033

RG-038/RG-

RG-029/RG-

043/RF-020

ROOM DATA SHEET SEC 39

RF-031/RF-

030/RF-033

Room Name :	Toilets (Pupils/Staff/Disabled)
Special Requirements :	Vandal resistant fittings Minimum exposed pipework but access for maintenance Fittings to minimise use of water Air treatment
Relationship to other rooms ;	Dispersed in appropriate locations
Finishes :	Walls – durable, vandal resistant, washable, waterproof to 1.5m AFL, smooth, washable and durable above 1.5m Floor – Non slip, durable, washable, resistant to burns Ceiling – Smooth, moisture resistant
Fixtures :	Warm air hand driers WC cubicles and appropriate accessories WHB Vanity Units Tamper resistant mirrors Soap Dispensers Tamper resistant IPS system to cistern walls Sanitary fittings to be white Disabled toilets to current legislation
M & E Provisions :	In support of required room temperature. If heat emitters are within reach of user they should be Low Surface Temperature type. Anti scald protection on hot water supply Disabled toilet alarm to nearest staff base and local overdoor indicator. Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 16°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET SEC 40

RG-060

Room Name ;	IT Server Room
Required Floor Area :	5m ²
Designed Floor Area :	
Room Description :	Contain School networking central facilities
Special Requirements :	Power for computers, hubs, telephone system, TV/Video system Ventilation to ensure no over heating
Room Layout :	Two walls with 750mm wide benching to support computer equipment
Finishes :	Walls – smooth for paint Floor – Non-static, durable Ceiling – Smooth for painting
Fixtures :	Benches along two walls – 750mm wide
M & E Provisions :	1 No. Electrically operated clock VDU compliant lighting Dado trunking to all walls 1 No. Telephone Handset 5 No. Voice/Data points Air conditioning to ICT requirements Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 19°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 41

RG-095

Room Name ;	Foyer/Waiting Area
Required Floor Area :	10m ²
Designed Floor Area :	
Room Description :	Seating up to 8 people
Finishes :	Walls – Smooth, durable Floor – Hardwearing durable Ceiling – light in tone, feature
Fixtures :	In built display cabinets with glass sliding doors with shelving, display area
Furniture :	6 No. Soft Chairs
(Provisional)	6 No. Coffee Tables
M & E Provisions :	1 No. Electrically operated clock 1 No. TV Aerial point Noticeboard and display area wall wash lighting 1 No. Public payphone (suitable for disabled) 1 No. Voice/Data point Cold water to service any dispensary drinks machines Panic Alarm Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 18°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87
Additional Requirements :	Control of glare Essential Daylight Desirable Window Desirable

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 42

RG-066

Room Name : **Plantroom**

Required Floor Area : 100m²

Designed Floor Area :

M & E Provisions : 1 No. Voice/Data point
Ventilation to satisfy plant and room requirements

Fire Detection & Alarm to BS5389 Part 1 Cat L3

Ventilation & Lighting to DfEE Building Bulletin 87

Highland Council: Education Service PPP - Project Agreement

Sunlight	Desirable
Window	Desirable
Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET SEC 44

RG-090

Room Name : **Community Room**

Required Floor Area : 60m²

Designed Floor Area :

Finishes : Walls – durable, resistant to wear, easy to clean, painted
Floor – Anti-static durable carpet
Ceiling – Minimum height 2.7m

Fixtures : Pinboarding on one wall
Whiteboard
OHP Screen
Power available to centre of room

Furniture :
(Provisional)

M & E Provisions: 1 No. Electrically Operated Clock
1 No. TV/Aerial point
Dado trunking to one full wall
2 No. Voice/Data points
Panic Alarm

Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 19°C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of glare	Essential
Daylight	Essential
Sunlight	Desirable
Window	Essential
Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 44

RG-040

Room Name :	Community Office	
Room Floor Area :	12m ²	
Designed Floor Area :		
Finishes :	Walls – durable, resistant to wear, easy to clean, painted Floor – Anti-static durable carpet Ceiling – Minimum height	
Fixtures :	3 No. workstations with 750mm worktop with network facilities etc. Storage, cupboards Maximise pinboarding Photocopier	
Furniture :	2 No. Teacher Desks (Double Pedestal)	
(Provisional)	2 No. Teacher Chairs 2 No. 5 Shelf Bookcases 2 No. 4 Drawer Filing Cabinets	
M & E Provisions :	1 No. Electrically Operated Clock 1 No. TV/Aerial point Dado trunking to two full walls 1 No. Telephone Handset 3 No. Voice/Data points Panic Alarm	
Additional Requirements :	Control of glare	Essential
	Control of privacy with exterior	Essential
	Daylight	Essential
	Sunlight	Desirable
	Window	Essential
	Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 44

RG-078

Room Name : **Community Storage**

Required Floor Area : 15m²

Designed Floor Area :

Fixtures: Shelving to one wall

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 45

RG-091

Room Name :	Multi – Purpose Meeting Room
Required Floor Area :	30m ²
Designed Floor Area :	
Room Description :	To accommodate 25 people and flexible to usage
Special Requirements :	Distribution of natural light Acoustic separation between adjacent rooms
Relationship to other rooms :	Adjacent to Community Room, sliding communal wall
Finishes :	Walls – Durable, resistant to wear, easy to clean Floor – Anti-static durable carpet Ceiling – Minimum height 2.7m
Fixtures :	Whiteboard OHP Screen Network points Power available in centre of room Worktop with cupboards under Coat Hooks
Furniture : (Provisional)	15 No. Operator Chairs 1 No. Teacher Chair 15 No. Rectangular Tables 2 No. Cupboards 2 No. 5 Shelf Bookcases 1 No. 4 Drawer Filing Cabinets 1 No. OHP Trolley
M & E Provisions :	1 No. Electrically Operated Clock 1 No. TV/Aerial point Lumination of whiteboard Dado trunking to one full wall

Highland Council: Education Service PPP - Project Agreement

1 No. Telephone Handset

2 No. Voice/Data points

Panic Alarm

Additional Requirements :

Control of glare Essential

Control of Privacy with exterior Essential

Daylight Essential

Sunlight Desirable

Window Essential

Natural Ventilation Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET – SEC 46

RG-084

Room Name : **Nursery Playroom**

Required Floor Area ; 65m²

Designed Floor Area ;

Room Description : To accommodate 24 under 5 year olds

Special Requirements : Space suitable for wet play activities and carpeted space
Wide doors with vision panels must lead to secure external play area and external store
Good acoustic separation

Relationship to other rooms : Nursery Kitchen to be accessed from room
Access to secure external play area

Finishes : Walls – durable, resistant to wear, easy to clean
Floor – Anti-static durable carpet, waterproof non-slip in wet area.

Consider interesting shapes
Ceiling – Minimum height 2.7m

Fixtures: 600mm wide 700mm continuous worktop with lockable door storage below, situated in wet area
1 sinks, drainer and splashbacks 1 No.
900mm high other 700mm high
Maximise pinboarding with some at child height
TV/Video bracket
Computer network points
Telephone point
600mm wide worktop 900mm high to one wall

Furniture : on attached list
(Provisional)

Highland Council: Education Service PPP - Project Agreement

M & E Provisions :

1 No. Electrically Operated Clock

1 No. TV Aerial point

Lumination of white/blackboard

Wall wash luminaires to highlight displays

Dado trunking to one full wall

1 No. Telephone Handset

3 No. Voice/Data points

If heat emitters are within reach of the pupils they should be low surface temperature type

Anti-scald protection on hot water supply

Panic Alarm

Fire Detection & Alarm to BS5389 Part 1 Cat L3

Room Temp - 20°C Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Highland Council: Education Service PPP - Project Agreement

Additional Requirements ;	Control of glare	Essential
	Daylight	Essential
	Sunlight	Desirable
	Window	Essential
	Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 47

RG-061

Room Name ;	Out of School Club/Creche/Parent & Toddler
Required Floor Area :	50m ²
Designed Floor Area :	
Special Requirements :	Space for both wet and dry activities Good acoustic separation Glazed viewing panel in doors
Relationship to other rooms :	Nursery kitchen to be accessed Near to office Easy access to play area
Finishes :	Walls – durable, resistant to wear, easy to clean Floor – Anti-static durable carpet, non slip, waterproof in wet area Consider interesting shapes Ceiling – Minimum height 2.7m
Fixtures :	600mm wide 700mm high continuous worktop with lockable door storage below, situated in wet area 1 No. sink with drainer and splashback at 700mm in height Maximise pinboarding some at child height TV/Video bracket Computer network points and telephone point Three workstations 750mm wide 700mm high continuous with storage below and 3No. kneespaces to one wall
M & E Provisions :	1 No. Electrically Operated clock 1 No. TV Aerial point Lumination of white/blackboard

Highland Council: Education Service PPP - Project Agreement

Wall wash luminaires to highlight displays

Dado trunking to one full wall

1 No. Telephone Handset

3 No. Voice/Data points

If heat emitters are within reach of the pupils they should be

Low Surface Temperature type

Anti-scald protection on hot water supply

Panic Alarm

Fire Detection & Alarm to BS5389 Part 1 Cat L3

Room Temp - 20°C Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements:

Control of Glare	Essential
Daylight	Essential
Sunlight	Desirable
Window	Essential
Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 48

RG-083

Room Name :	Nursery Kitchen
Required Floor Area :	Minimum 12m ²
Designed Floor Area :	
Room Description :	Fully equipped Kitchen Also capable of providing a safe learning environment of children
Special Requirements :	Accessible from and looking through to both Playroom and Out of School room Serving Hatch to Playroom Ability to close off kitchen from rooms
Finishes :	Walls – Durable, resistant to wear, easy to clean, painted Floor – Waterproof, non slip Ceiling – minimum height 2.4m
Fixtures :	600mm wide worktops with storage under Single drainer sink Space for free standing large larder fridge, fridge-freezer (opposite wall from sink) Cooker, washing machine and dishwasher under worktops Wall cupboards
M & E Provisions :	1 No. Electrically operated Clock Dado trunking to full walls Specialist ventilation in support of cooking

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 49

RG-082

Room Name :	Quiet/Parents Room
Required Floor Area :	Minimum 18m ²
Designed Floor Area :	
Room Description :	To be used by under 5's as quiet area/sleep area Also by parents as a /waiting/interview room May also be used as a music/meeting room
Special Requirements :	Accessible from Playroom Good acoustic separation between adjacent rooms
Relationship to other rooms :	Provide extension/link to Playroom
Finishes :	Walls – durable, resistant to wear, easy to clean, painted Floor – Anti-static durable carpet Ceiling – Minimum height 2.4m
Fixtures :	TV/Video bracket and point Computer network points
M & E Provisions :	1 No Electrically Operated Clock 1 No. Voice/Data point Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 19°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87
Additional Requirements :	Control of glare Essential Daylight Essential Sunlight Desirable Window Essential Natural Ventilation Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET SEC 50

RG-088/RG-

087

Room Name :	Nursery Office/Staffroom/Storage	
Required Floor Area :	Minimum 16m ²	
Designed Floor Area :		
Special Requirements :	Accessible from Playroom and Out of School Room Viewing panel into Playroom Store off office	
Finishes :	Walls – Durable, resistant to wear, easy to clean, painted Floor – Anti-static durable carpet Ceiling – Minimum height 2.4m	
Fixtures :	2 No. workstations incorporating storage space, telephone point, computer network points and electrical points Shelving to one wall Store – shelving to two walls	
M & E Provisions :	1 No. Electrically Operated clock Dado trunking to two full walls 1 No. Telephone Handset 3 No. Voice/Data points Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 19°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87	
Additional Requirements :	Control of glare	Essential
	Daylight	Essential
	Sunlight	Desirable
	Window	Essential
	Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 51

RG-108

Room Name :	Childcare Centre Reception/Cloakroom
Required Floor Area:	39m ² for cloakroom/storage
Room Description :	At entrance to Childcare Centre with security control
Finishes :	Walls – Durable, resistant to wear, easy to clean Floor – waterproof non-slip. Consider interesting shapes Ceiling – Minimum height 2.7m
Fixtures :	Signage and pinboarding
Furniture : (Provisional)	Loose Seating Coat Hooks at appropriate level with bench and open storage Pigeonholes (300mm square) around walls
M & E Provisions	Panic Alarm Heat emitters, low surface temperature type Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 18°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 51

RG-085/RG-

080/RG-089

Room Name :	Childcare Centre Toilets
Room Description :	1 – unisex toilets for nursery children 2 – for children up to 14 years, include disabled toilet
Finishes :	Walls – Durable, resistant to wear, easily washable, waterproof to 1.5m AFL. Smooth washable durable finish above Floor – non-slip, durable, washable Ceiling – smooth, moisture resistant
Fixtures :	1 – WC toilet cubicles, half height doors, fittings at appropriate height 2 – include pull down nappy changer to wall in disabled toilet Appropriate hand drying facilities throughout WC Cubicles and appropriate accessories WHB vanity units Tamper resistant mirrors Soap Dispensers Tamper resistant IPS to cistern walls Sanitary fitment suitable for nursery children
M & E Provisions :	Anti-scald protection on hot water supply, heat emitters Low surface temperature type Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 18°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 51

RG-

086/RG-079

Room Name : **Childcare Centre Storage**

Relationship to other rooms : Easily accessible from Playroom and Out of School room

Finishes : Walls – Durable, resistant to wear, easy to clean
Floor – non-slip, durable, washable

Fixtures : Shelving to two walls with flexibility for future requirements

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 52

Room Name :	Circulation Areas
Required Floor Area :	385m ²
Designed Floor Area :	
Room Description :	Main circulation and social space Should be two identifiable social areas for pupils to gather 1 for S1 and S2 1 for remainder Neither at front entrance but visible from Management/Admin Area
Special Requirements :	Flexible lighting arrangement Care with noise transmission Avoid excessive heat gain and loss Pinboarding
Finishes :	Walls – durable, low maintenance

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 53

RF-003/RF-004

Room Name : **Further/Higher Education Seminar Rooms (2 No Rooms)**

Required Floor Area : 25m²

Designed Floor Area :

Room Description : Two seminar rooms with sliding partition to form communal wall

Special Requirements : Good acoustic separation between rooms

Finishes : Walls – durable, resistant to wear, easy to clean, painted
Floor – Anti-static durable carpets
Ceiling – minimum height 2.7m

Fixtures : 750mm wide 700mm high continuous worktop to one wall with lockable sliding door storage below
Space for three pupils to sit at worktop
Adjustable shelving to one wall
Black and white board minimum 4m² with OHP screen
Maximise pinboarding
Individual coat pegs to suit pupil numbers

Furniture : 1 No. Teacher desk (Double Pedestal)
1 No. Teacher Chair
12 No. Rectangular tables
2 No. Freestanding display boards

M & E Provisions : 1 No. Electrically Operated Clock
1 No. TV Aerial
Lumination of white/blackboard
Dado trunking to two full walls
9 No. Voice/Data points

Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 19°C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements : Control of glare Essential

Highland Council: Education Service PPP - Project Agreement

Control of Privacy with Exterior	Essential
Blackout	Desirable
Daylight	Essential
Sunlight	Desirable
Window	Essential
Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

**ROOM DATA SHEET SEC 53
002**

RF-

Room Name : **Further/Higher Education Resource Centre**

Required Floor Area : 55m²

Designed Floor Area :

Finishes : Walls – durable, resistant to wear, easy to clean, painted
Floor – Anti-static durable carpets
Ceiling – minimum height 2.7m

Fixtures : 750mm wide 700mm high continuous worktop to one wall with
lockable sliding door storage below
Space for three pupils to sit at worktop
Adjustable shelving to one wall
Black and white boards minimum 4m² with OHP screen
Maximise pinboarding
Individual coat pegs to suit pupil numbers
Wall cupboards to one wall

:

M & E Provisions : 1 No. Electrically Operated Clock
1 No. TV Aerial
Lumination of white/Blackboard
Dado trunking to two full walls
9 No. Voice/Data points

Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 19°C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of glare	Essential
Control of Privacy with Exterior	Essential
Blackout	Desirable
Daylight	Essential
Sunlight	Desirable
Window	Essential

Natural Ventilation

Essential

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET - SEC 53

RF-

001/RF-034

Room Name : **Further/Higher Education Office/Toilet/Storage**

Required Floor Area : 25m²

Designed Floor Area :

Finishes : Walls – durable, resistant to wear, easy to clean, painted
Floor – Anti-static durable carpets
Ceiling – Minimum height 2.7m

Fixtures : Office – one workstation, telephone point, network point
electrical
points
Storage – accessible from any of rooms
Toilets – One male, one female both suitable for disabled use

Furniture : 1 No. Teacher Desk (Double Pedestal)
(Provisional) 1 No. Teacher Chair
2 No. Soft Chairs
5 No. Rectangular Tables
2 No. 4 drawer filing cabinets

M & E Provisions : 1 No. Electrically Operated Clock
1 No. TV Aerial point
Dado trunking to two full walls
1 No. Telephone Handset
3 No. Voice/Data points

Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 16°C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of glare	Essential
Control of Privacy	Essential
Blackout	Desirable
Daylight	Essential
Sunlight	Desirable

Highland Council: Education Service PPP - Project Agreement

Window	Essential
Natural Ventilation	Essential

ARDNAMURCHAN HIGH SCHOOL

MISCELLANEOUS (Provisional)

Whole School	40 No. Pupil single desks
	40 No. pupil chairs
	20 No. High backed pupil chairs
	6 No. Operator chairs
	3 No. Teacher Desks (Double Pedestal)
	6 No. Teacher Chairs
	3 No. Teacher Tables
	10 No. Soft Chairs
	10 No. Coffee Tables
	10 No. Rectangular Tables
	4 No. Cupboards
	4 No. 5 Shelf Bookcases
	4 No. 4 drawer filing cabinets
	2 No. Trolleys
	2 No. Trolleys – tray unit
	2 No. TV Trolleys
2 No. OHP Trolleys	
Community Education	20 No. Operator Chairs
	1 No. Teacher Desk (Double Pedestal)
	1 No. Teacher Chair
	20 No. Rectangular tables
	2 No. 5 Shelf Bookcases
	1 No. 4 Drawer Filing cabinets
	1 No. OHP Trolley
Foyer	10 No. Soft Chairs
	6 No. Coffee Tables
	1 No. Spotlight system
	1 No. Freestanding Display board
Hub	2 No. Operator Chairs
	1 No. Cupboard
	1 No. 5 Shelf Bookcase
	1 No. 4 Drawer Filing Cabinet

Highland Council: Education Service PPP - Project Agreement

Social Area 1	30 No. Soft Chairs
	5 No. Coffee Tables
	1 No. Trolley
Social Area 2	30 No. Soft Chairs
	5 No. Coffee Tables
	1 No. Trolley

ARNAMURCHAN HIGH SCHOOL

**MISCELLANEOUS (Provisional)(to be used in Tutorial Rooms and Staff
Bases in the first instance)**

Enr	5 No. Pupil Double Desks 10 No. Pupil Chairs 2 No. Operator Chairs 6 No. Soft Chairs 1 No. Coffee Table 1 No. Rectangular Table 1 No. Cupboard 1 No. 5 Shelf Bookcase 2 No. 4 Drawer Filing Cabinets 3 No. Trolleys – Unit tray
Rst	1 No. 4 Drawer Filing Cabinet 1 No. Trolley – Unit tray
Ma R	5 No. Pupil Double Desks 10 No. Pupil Chairs 2 No. Operator Chairs 1 No. Teacher Desk (Double Pedestal) 1 No. Teacher Chair 1 No. 5 Shelf Bookcase 1 No. 4 Drawer Filing Cabinet
ML R	5 No. Pupil Double Desks 10 No. Pupil Chairs 2 No. Operator Chairs 6 No. Soft Chairs
Hi	16 No. Pupil Double Chairs 32 No. Pupil Chairs 1 No. Teacher Desk (Double Pedestal) 2 No. Teacher Chairs 1 No. Teacher Table 1 No. Cupboard 6 No. 5 Shelf Bookcases 1 No. 4 Drawer Filing Cabinets 6 No. Trolleys – Unit tray 1 No. OHP Trolley

Highland Council: Education Service PPP - Project Agreement

SSR

5 No. Pupil Double Desks

10 No. Pupil Chairs

2 No. Teacher Chairs

1 No. Teacher Table

2 No. Soft Chairs

2 No. 4 Drawer Filing Cabinets

ARDNAMURCHAN HIGH SCHOOL

NURSERY FURNITURE (Provisional)

2 No. Roomscapes Panels 94 cm x 81 cm
2 No. Clear Cover for display board
2 No. Roomscapes Post 122 cm
2 No. Roomscapes 81 cm
Tote Storage Unit 3' x 2'
Above with mirror cover
Tote Storage Unit 3' x 2²/₃'
Above with chalkboard cover
Display unit
Pre-school Storage Island
Low Storage unit
Library shelf
Utility cart
Mirror cover for display board panel
Roomscapes Panel 94 cm x 122 cm
Roomscapes Panel 124 cm x 122 cm
183 cm Half Circle Table (Wooden legs : 51 cm high)

2 No. Red Rectangular Table 500mm
2 No. Blue Rectangular Table 500mm
2 No. Blue Circular Table
2 No. Red Trapezoidal Table 500mm
10 No. Blue Chairs 28cm
10 No. Red Chair 28cm
Sofa
2 No. Chair
Unit Chair
2 No. Blue Chair (Adult)
2 No. Red Chair (Adult)

Bed

Mattress and Pillow Set

ARDNAMURCHAN HOSTEL

ROOM DATA SHEET - SEC 55

Room Name :	Pupil Bedrooms (Twin Bedroom) 4 No.	
Required Floor Area :	20m ²	
Designed Floor Area :		
Room Description :	Capable of a third bed if required	
Special Requirements :	High standard of security measures Good acoustic separation between adjacent rooms	
Finishes :	Walls –	durable, resistant to wear, easy to clean
	Windows –	Vertical blinds to all windows and curtains
	Floor -	Anti static durable carpet
	Ceiling –	Minimum height 2.4m, Acoustic
Fixtures and Fittings :	2 No. Single beds 2 No. Wardrobe units incorporating dressing table 2 No. bedside tables 2 No. fitted study area and chairs 6 No. Double sockets (located one beside each bed, one in each study and two others)	
M & E Provisions :	1 No. TV Aerial Task lighting and dimmable background lighting Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 20°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87	
Additional Requirements :	Control of glare	Essential
	Control of Privacy with Exterior	Essential
	Daylight	Essential
	Sunlight	Desirable
	Window	Essential
	Natural Ventilation	Essential

ARDNAMURCHAN HOSTEL

ROOM DATA SHEET SEC 55

Room Name :	Pupil Bedrooms (Single Room) 6 No.
Required Floor Area :	12.5m ²
Designed Floor Area :	
Special Requirements :	High standard of security measures Good acoustic separation between adjacent rooms
Finishes :	Walls – durable, resistant to wear, easy to clean Windows – Vertical blinds to all windows and curtains Floor – Anti-static durable carpet Ceiling – Minimum height 2.4m, Acoustic
Fixtures and Fittings :	1 No. Single bed 1 No. wardrobe unit incorporating dressing table 1 No. bedside table Fitted study area and chair 3 No. Double sockets (located one by bed, one in study area and one other)
M & E Provisions :	1 No. TV Aerial Task lighting and dimmable background lighting Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 20°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87
Additional Requirements :	Control of glare Essential Control of Privacy with Exterior Essential Daylight Essential Sunlight Desirable Window Essential Natural Ventilation Essential

ARDNAMURCHAN HOSTEL

ROOM DATA SHEET SEC 56

Room Name : **Supervisor Bed/Sitting Room**

Required Floor Area : 20m²

Designed Floor Area :

Room Description : Sitting area to be included as well as en-suite facilities off the room

Special Requirements : Good acoustic separation between adjacent rooms

Finishes :

- Walls – durable, resistant to wear, easy to clean
- Windows – Vertical blinds to all windows and curtains
- Floor – Anti-static durable carpet
- Ceiling – Minimum height 2.4m, Acoustic

Fixtures and Fittings :

- 1 No. single bed
- 1 No. wardrobe unit incorporating dressing table
- Bedside table and chairs
- 3 No. double sockets (located one by bed, two others)
- Space for coffee table and chairs
- En-suite – toilet
 - vanity unit with sink
 - bath with shower
 - light incorporating shaver socket over sink
 - mirror over sink
 - other usual domestic bathroom fittings

M & E Provisions :

- 1 No. TV Aerial
- Task lighting and dimmable background lighting
- Light above mirror incorporating shower socket
- 1 No. Telephone Handset
- 2 No. Voice/Data points

- Panic Alarm
- Specialist ventilation as bathroom regulations

Highland Council: Education Service PPP - Project Agreement

Room Temp - 20°C Dry Resultant

Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Additional Requirements :

Control of glare	Essential
Control of Privacy with Exterior	Essential
Daylight	Essential
Sunlight	Desirable
Window	Essential
Natural Ventilation	Essential

ARDNAMURCHAN HOSTEL

ROOM DATA SHEET - SEC 58

Room Name :	Lounge
Required Floor Area :	60m ²
Designed Floor Area :	
Room Description :	Communal room with TV/Games area and small kitchen and dining room
Special Requirements :	Good acoustic separation between adjacent rooms Games area sufficient for pool or table tennis
Finishes :	Walls – durable, resistant to wear, easy to clean Windows – vertical blinds to all windows and curtains Floor – Anti-static durable carpet Ceiling – Minimum height 2.4m, Acoustic
Fixtures and Fittings :	Kitchen Sink with services Cupboards Microwave Refrigerator Household Cooker Sufficient electrical points Suitable ventilation General Sufficient electrical points for room use around walls
M & E Provisions :	1 No. Electrically Operated Clock 1 No. TV Aerial point Task lighting and dimmable background lighting Strip lighting under wall mounted kitchen cupboards Specialist ventilation for Kitchen equipment Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 20°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87

Highland Council: Education Service PPP - Project Agreement

Additional Requirements :	Control of glare	Essential
	Control of Privacy with Exterior	Essential
	Daylight	Essential
	Sunlight	Desirable
	Window	Essential
	Natural Ventilation	Essential

ARDNAMURCHAN HOSTEL

ROOM DATA SHEET SEC 59

Room Name :	Bathrooms and En-Suite Facilities	
Room Description :	Two bathrooms and 11 En-Suite Facilities A separate disabled toilet to be provided One shower should be suitable for disabled	
Relationship to other rooms :	One bathroom and one washroom should be adjacent to each male and female bedroom area	
Finishes :	Walls – durable, resistant to wear, easy to clean, painted Windows – vertical blind and curtains and obscure glass Floor – as appropriate Ceiling – minimum height 2.4m with flush fitting lighting, Acoustic	
Fixtures :	Bathroom	bath with shower over WHB All necessary fitments
	Washroom	Toilet and Shower cubicles WHB'S All necessary fitments n.b. no urinal in male toilets Light incorporating shaver socket over sink
M & E Provisions :	Specialist ventilation to bathroom regulations Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 21°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87	
Additional Requirements :	Control of glare	Essential
	Control of Privacy with Exterior	Essential
	Daylight	Essential
	Sunlight	Desirable
	Window	Essential
	Natural Ventilation	Essential

ARDNAMURCHAN HOSTEL

ROOM DATA SHEET SEC 60

Room Name :	Laundry Room
Required Floor Area :	12m ²
Designed Floor Area :	
Room Description :	Laundry room to service hostel requirements Storage area sufficient for bed-linen, towels etc.
Special Requirements :	Good acoustic separation between adjacent rooms due to noise of appliances
Finishes :	Walls – durable, resistant to wear, easy to clean, painted Floor – Waterproof, non-slip Ceiling – 2.4m minimum height, Acoustic
Fixtures :	Sink unit for washing Worktop area Services for washing machines, dryers etc. One commercial washing machine One commercial tumble dryer One domestic washing machine Commercial ironing equipment
M & E Provisions :	1 No. Electrically Operated Clock Flues from appliances as required Emergency shut-down facility Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 18°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87
Additional Requirements :	Control of glare Essential Daylight Essential Sunlight Desirable Window Desirable

Natural Ventilation

Essential

ARDNAMURCHAN HOSTEL

ROOM DATA SHEET - SEC 61

Room Name :	Base/Reception Area
Required Floor Area :	12m ²
Designed Floor Area :	
Room Description :	Where visitors will report on arrival and hostel will use as a workbase
Finishes :	Walls – durable, resistant to wear, easy to clean Windows – Vertical blinds to all windows and curtains Floor – Anti-static durable carpet Ceiling – minimum height 2.4m, Acoustic
Fixtures:	1 No. workstation with telephone outlet, network point and small storage unit Space for chairs so that meetings can be held for 5 people Pinboarding to one wall Security management system
M & E Provisions :	1 No. Electrically Operated Clock Dado trunking to one full wall 1 No. Telephone Handset 2 No. Voice/Data points Panic Alarm Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 18°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87
Additional Requirements :	Control of glare Essential Control of Privacy with Exterior Essential Daylight Essential Sunlight Desirable Window Essential Natural Ventilation Essential

ARDNAMURCHAN HOSTEL

ROOM DATA SHEET SEC 62

Room Name :	Entrance Foyer
Required Floor Area :	15m ²
Designed Floor Area :	
Room Description :	Foyer to include public payphone booth suitably placed for privacy
Special Requirements :	An area of foyer should be designated as a waiting area
Finishes :	Walls – durable, resistant to wear, easy to clean Windows – Vertical blinds to all windows and curtains Floor – Anti-static durable carpet Ceiling – Minimum height 2.4m, Acoustic
Fixtures :	Wall mounted lights for possible displays/ambience should be considered
M & E Provisions :	1 No. Electrically Operated Clock 1 No. TV Aerial point Special lighting to notice board and display area wallwash 1 No. Public payphone (Suitable for Disabled use) 1 No. Voice/Data point Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 18°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87
Additional Requirements :	Control of glare Essential Control of Privacy with Exterior Essential Daylight Essential Sunlight Desirable Window Essential Natural Ventilation Essential

ARDNAMURCHAN HOSTEL

ROOM DATA SHEET SEC 63

Room Name :	Main Pupil Entrance/Exit/Wet Area	
Required Floor Area :	15m ²	
Designed Floor Area :		
Special Requirements :	Area for coats, footwear etc.	
Finishes :	Walls – durable, resistant to wear, easy to clean painted Floor – durable waterproof non-slip Ceiling – Minimum height 2.4m, Acoustic	
Fixtures :	Cloakroom –	Coat hooks Means for footwear to be stored and dry naturally Open storage for footwear
M & E Provisions :	1 No. Electrically Operated Clock Specialist lighting to notice board and display area wallwash Fire Detection & Alarm to BS5389 Part 1 Cat L3 Room Temp - 18°C Dry Resultant Heating, Ventilation and Lighting to DfEE Building Bulletin 87	
Additional Requirements:	Daylight	Essential
	Sunlight	Desirable
	Window	Essential
	Natural Ventilation	Essential

ARDNAMURCHAN HOSTEL

ROOM DATA SHEET - SEC 64

Room Name : Storage

Required Floor Area : 5m²

Designed Floor Area :

Room Description : Small storage for
(a) Domestic equipment
(b) General goods
(c) Laundry

Relationship to other rooms : Store for domestic equipment centrally located with 2 small stores in boys and girls bedroom areas for suitcases etc.

Finishes : Walls – durable, resistant to wear, easy to clean, painted
Floor – durable

Fixtures : Shelving as appropriate

M&E Provisions:
Fire Detection & Alarm to BS5389 Part 1 Cat L3
Room Temp - 15°C Dry Resultant
Heating, Ventilation and Lighting to DfEE Building Bulletin 87

ARDNAMURCHAN HIGH SCHOOL

ROOM DATA SHEET 65

Areas:

Car Parking

Screened Waste Bin Area

Cycle Compound

Requirements:

Period Bell must be heard

Lighting – appropriate where required

PART 6 OF THE SCHEDULE: BUILDING WORKS SPECIFICATION

The Building Works Specification shall comprise the plans, drawings and specifications in the Agreed Form and collated as:

- (1) Section 1: HIGHLAND SCHOOLS PPP - NBS Technical Specification;
- (2) Section 2: HIGHLAND SCHOOLS PPP - Engineers NBS Technical Specification;
- (3) Section 3: Electrical General and Technical Specification; and
- (4) Section 4: Mechanical General and Technical Specification.

PART 7 OF THE SCHEDULE: SERVICE SPECIFICATION

1. INTRODUCTION

- 1.1 *The Contractor will be required to provide the Services throughout the Service Period in accordance with the provisions of this Part 7 of the Schedule.*

2. DEFINITIONS, INTERPRETATION AND CONSTRUCTION

- 2.1 *The provisions of Schedule Part 1 (Definitions, Interpretations and Construction) shall apply and have effect in relation to the words and expressions used in this Part 7 of the Schedule and the interpretation and construction of this Part 7 of the Schedule.*

3. Scope of Service

- 3.1 **The Contractor will provide a complete facilities management and lifecycle management service in respect of the Project Facilities in accordance with:**

- 3.1.1 **all Legislation;**
- 3.1.2 **requirements of this Part 7 of the Schedule;**
- 3.1.3 **Good Industry Practice;**
- 3.1.4 **the Service Delivery Plan; and**
- 3.1.5 **in a manner which is consistent with permitting the discharge by the Council of its obligations under the Education Acts.**

- 3.2 **Where there is any conflict between the requirements of paragraphs 3.1.1 to 3.1.5 the requirements shall be deemed to have precedence over each other in descending numerical order.**

4. AVAILABILITY STANDARD AND PERFORMANCE STANDARDS

This section contains the Availability Standards and Performance Standards used to determine the standard of each service to be delivered by the Contractor in terms of this Agreement. Deductions according to Priority is as follows:

Table 1 to Part 8 of the Schedule (*Monitoring and Services Failure Procedure*)

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2
Priority 1	100
Priority 2	75
Priority 3	50
Priority 4	25
Priority 5	10

4.2 ACCOMMODATION

Service Objective	To provide accommodation in accordance with Council Requirements and Legislation
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Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standards	Performance Standards	Priority	Rectification Temporary/Permanent
Accommodation Available	All Project Facilities to comply with Legislation.	No failure of any Project Facility to meet the requirements of Legislation.			None
	All Project Facilities are accessible.	No failure of any part of the Project Facilities to allow those persons entitled to use the Project Facilities to gain			None

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standards	Performance Standards	Priority	Rectification Temporary/Permanent
		physical access (including ingress and egress) in a reasonable manner having regard to the intended use of the relevant part of the Project Facilities.			
	All Project Facilities to be safe.	No failure of any part of the Project Facilities to be capable of use by those entitled to use the Project Facilities and having regard to its intended use, free from significant or imminent risk to health and safety.			None

4.3 FM AVAILABILITY AND PERFORMANCE REQUIREMENTS – SECURITY PROVISION

Statement of Service Objectives	To ensure security of all Project Facilities whilst having regard to the Council's responsibility to ensure the safety and security of Authorised Users. To prevent physical damage to and theft from premises and to provide controlled access to the Project Facilities, for Authorised Users.
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Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standards	Performance Standards	Priority	Rectification Temporary/ Permanent
1. General security services	1.1 Authorised contractors shall be logged in and out of Sensitive Areas and shall be supervised by the Contractor at all times whilst in Sensitive Areas.	No occasion of unauthorised persons gaining unsupervised access to Sensitive Areas.			None
2. Open up and close down the Project Facility at the beginning and end of Core Hours.	2.1 The Contractor will open the Project Facility to Authorised Users for Authorised Uses.	No failure to open the Project Facilities to Authorised Users for Authorised Uses.			None
	2.2 The Contractor will secure the Project Facility at the end of Core Hours ensuring that all Authorised Users have vacated the Project Facility.		No occasion of leaving the Project Facility unsecured at the end of Core Hours No failure to set alarms at the end of Core Hours.	1 1	None None

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standards	Performance Standards	Priority	Rectification Temporary/ Permanent
			No failure to clear the Project Facility of Authorised Users prior to closing	2	2 hours temporary/2 Days permanent
	2.3 The Contractor will open up the buildings for Additional Use on receipt of 48 hours Notice from the Council.	No failure to open the Project Facility as notified.			30 minutes permanent
3. Provide a security service to the public areas	3.1 At Glen Urquhart High School and Ardnamurchan High School - the Contractor will provide a visible security presence within Public Areas. Patrols will be undertaken to an agreed minimum frequency to demonstrate presence.		No failure to provide visible security presence within Public Areas to agreed minimum frequency of patrols.	3	1 day permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standards	Performance Standards	Priority	Rectification Temporary/ Permanent
	3.2 The Contractor will provide a mechanism for security personnel to be summoned where required. The Contractor will respond to all Emergency Incidents.		No occasion of not being able to alert the Contractor to the occurrence of an Emergency Incident during Core Hours. .	1	30 minutes permanent
			No failure to attend Emergency Incident as a matter of urgency during Core Hours.	1	None
4. Provide out of hours security and keyholder response.	4.1 Provision will be made for remote monitoring of intruder systems and external notification of alarms outwith Core Hours.		No failure of remote monitoring systems to detect an intruder. No failure of systems to communicate activation.	1 1	None None

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standards	Performance Standards	Priority	Rectification Temporary/ Permanent
5. Manage the access of all Authorised Users into the Project Facilities .	5.1 Allow access to the building for Authorised Users during Core Hours.	No occasion of persons other than an Authorised Users gaining access to the Project Facilities during Core Hours as a result of a failure of Access Control Systems.			None
			No occasion of Authorised Users failing to gain access for Authorised Use during Core Hours as a result of a failure to Access Control Systems..	3	2 hours permanent

4.4 FM AVAILABILITY AND PERFORMANCE REQUIREMENTS - ENERGY MANAGEMENT AND UTILITIES SUPPLY

Statement of Service Objectives	<p>To provide a constant supply of, where possible mains water, gas and electricity as required to ensure continued operation of the education function.</p> <p>To provide for the removal from site of all effluents including, but not limited to, sewage, run-off, disposal from science and technical laboratories, etc.</p> <p>To carry out appropriate risk assessments for the safe removal of effluents in accordance with Legislation.</p> <p>To monitor and manage consumption of energy in accordance with the principles of energy efficiency and the policy of the Council.</p>
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Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirements	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
1. Maintain necessary water supplies	1.1 Provide a constant supply of water to service the performance requirements	No occasion of any failure to provide the Services due to water supply failure.	Water supply at identified drinking points to be potable at all times.	2	30 mins temporary/2 hours permanent 2 hours temporary/1 day permanent
2. Provision for the removal of water run-off and sewage from Project Facility.	2.1 Arrangements will be made, and paid for, by the Contractor for the removal of all sewage and run-off water from the Project Facility, including the emptying of interceptors.		All drains, sewers, and gullies within the Project Facility will be maintained free flowing and free from unpleasant odours.	3	1 day temporary/5 days permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirements	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
3. Maintain necessary gas supplies	3.1 Provide a constant supply of gas to service the performance requirements.	No occasion of any failure to provide the Services due to gas supply failure.		2	None
	3.2 Maintain gas distribution system within the site and buildings	Leak free and in a safe condition. No occasion of any failure to provide the Services due to gas supply failure.		1 2	5 minutes temporary/1 hour permanent 5 mins/1 hour permanent
4. Maintain necessary electricity supplies	4.1 Provide a constant supply of electricity to service the performance requirements.	No occasion of any failure to provide the Services due to electricity supply failure.			2 hours temporary/1 day permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirements	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
	4.2 Maintain electrical distribution system within the Project Sites.	No occasion of electrical distribution system failing to be maintained in a safe condition and in accordance with Legislation.			1 hour temporary/1 day permanent

	4.3 Ensure that electricity supply to Critical Systems remains uninterrupted for a period of 24 hours following failure of mains supply.	No incident of failing to maintain uninterrupted electricity supply to Critical Systems for a period of 24 hours following failure of mains supply.			None
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Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirements	Availability Standard	Performance Standard	Priority	Rectification Temporary/Pe rmanent
5. Energy consumption management	5.1 The Contractor shall play a lead role in establishing and implementing energy saving strategies (including separate heating, lighting and ventilation strategies) and cooperate with the Council in achieving agreed objectives.		No failures to undertake appropriate tasks required as part of an energy conservation strategy.	4	To agreed programme
	5.2 Detailed records of consumption must be taken and collated by the Contractor by means of a shared electronic database or any other manner agreed with the Council.		All current and historic consumption data available on request. No failure to produce regular reports on energy consumption	5 5	15 days permanent 15 days permanent

4.5 **FM AVAILABILITY AND PERFORMANCE REQUIREMENTS - PROJECT FACILITY FABRIC AND SERVICES MAINTENANCE**

Statement of Service Objectives	To provide preventative and reactive maintenance to the Project Facilities to ensure that the assets provide full operational functionality at all times.
Background Information	<p>Maintenance activity must ensure that the operations of the Project Facilities can continue but the extent of maintenance is at the discretion of the Contractor unless governed by Legislation.</p> <p>All maintenance and alteration to trunking, and outlet points for IT infrastructure will be the responsibility of the Contractor.</p> <p>The Catering service provider will be responsible for eliminating health and safety hazards within their area of control and will liaise with the Contractor on matters relating to the maintenance of building fabric, fixed equipment and building services.</p> <p>The catering service provider will be responsible for PAT testing all portable equipment it uses on site. It will also be responsible for liaising with the Contractor where new equipment is brought onto site.</p>

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
1. To provide a planned maintenance function designed to minimise breakdown and extend asset life.	[1.1 The Contractor must establish and comply with a preventative maintenance and life cycle replacement schedule designed to ensure compliance with the performance requirements, and which must be submitted for agreement to the Council.]		No occasion of service failure as a result of insufficient planned maintenance activity.	3	1 month
	1.2 The Contractor shall prepare annually the Planned Maintenance Schedule.		No occasion of the Contractor failing to prepare the Planned Maintenance Schedule annually.	3	None

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
	1.3 The Contractor shall submit the Planned Maintenance Schedule to the Council for approval in relation to the timing of the works to be carried out pursuant to the Planned Maintenance Schedule, such approval not to be unreasonably withheld or delayed.		No occasion of the Contractor carrying out planned maintenance at times other than as specified in the Planned Maintenance Schedule.	3	1 month
	1.4 The Council will be entitled to comment on the form and content of the Planned Maintenance Schedule and the Contractor shall make such amendments to the Planned Maintenance Schedule as the Contractor deem necessary to address the Council's comments.				

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Pe rmanent
	[1.5 The Contractor shall undertake planned maintenance for all Project Facilities in accordance with the Planned Maintenance Schedule.]				
	1.6 The Contractor shall prepare the Lifecycle Maintenance Schedule.		No occasion of the Contractor failing to prepare the Lifecycle Maintenance Schedule	3	None
	1.7 The Contractor shall submit the Lifecycle Maintenance Schedule to the Council for review.				

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
	1.8 The Council will be entitled to comment on the form and content of the Lifecycle Maintenance Schedule and the Contractor shall make such amendments to the Lifecycle Maintenance Schedule as the Contractor deems necessary to address the Council's comments.		No occasion of the Contractor carrying out Lifecycle Maintenance other than as specified in the Lifecycle Maintenance Schedule.		
	1.9 [The Contractor shall undertake lifecycle maintenance for all Project Facilities in accordance with the Lifecycle Maintenance Schedule.]				

	1.2 Maintain environmental conditions required within the building as detailed in Part 5 of the Schedule (<i>Council Requirements</i>)	No failure to comply with the minimum requirements as detailed in the Council Requirements.			2 hours temporary/ 2 days permanent
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Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
2. Provide a reactive maintenance service	2.1 Respond to breakdowns and <i>ad hoc</i> repairs in order to maintain the required standards of accommodation.		No occasion of failure to restore Service	2	2 hours temporary/2 days permanent
3. Provide for the safe use of lift equipment	3.1 Provide secure means of immediate notification to the Contractor in the event of persons being trapped in lifts.		No instance of communication systems not being available to notify to Contractor in the event of persons being trapped in lifts.	3	None
	3.2 Secure the release of any trapped person/s within 30 minutes of notification in accordance with an appropriate procedure to ensure the safety of the trapped person/s and others.		No instance of requiring longer than 30 minutes to release a trapped person.	2	30 minutes permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Pe rmanent
4. Maintain and manage the IT infrastructure and telecommunications network installation and satellite communications	<p>4.1 Provide and maintain a:</p> <p>(a) working and maintained telephone system including handsets; and</p> <p>(b) a cabled system in Information Technology and Communication System with RU45 sockets in teaching spaces connected to hub patch panels and hubs connected by fibre optic cables.</p> <p>The Council will be responsible for the costs of all call charges arising from curricular use.</p>	No occasion of failure to restore Service.			2 days permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Pe rmanent
	<p>4.2 The Contractor will be required to maintain in a functional condition all aspects of the voice/data network infrastructure.</p> <p>The ICT infrastructure will be the responsibility of the Contractor and the Contractor will be required to co-ordinate ICT related works with the operating times for the Project Facilities as required and with any ICT contractor involved in running Council networks.</p>	No occasion of failure to restore service			2 days permanent
5. Provide a handyman service to the Council	5.1 The Contractor will provide competent staff on an <i>ad hoc</i> basis to undertake minor works (not associated with building maintenance) as agreed with the Council (using materials supplied by the Council).		No failure to complete works (in accordance) with programme agreed with the Council.	3	To agreed programme

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
7. Maintain the condition of internal & external finishes to the accommodation in accordance with Council Requirements.	7.1 Internal wall finishes will be routinely maintained and periodically redecorated.		No occasion of failure to provide [acceptable standards in relation to aesthetic quality] taking into account having regard to fair wear and tear.	4	2 days temporary/10 days permanent
		No occasion of failure to provide acceptable standards in relation to functionality in line with Room Data Sheets.room data sheets.			2 hours permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Pe rmanent
	7.2 Carpet and other floor finishes will be routinely maintained and periodically renewed.		No occasion of failure to provide acceptable standards in relation to aesthetic quality having regard to fair wear and tear.	4	2 days temporary/10 days permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Pe rmanent
		No occasion of failure to provide carpet and other floor finishes in accordance with the Council Requirements.			2 hours permanent perm.

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
	7.3 Aspects of the internal finishes, or fair-finished elements (e.g. ceiling tiles), in the building other than those noted above will be subjected to a maintenance programme and/or replacement programme.		No occasion of failure to provide acceptable standards in relation to aesthetic quality taking account of fair wear and tear..	4	2 days temporary/10 days permanent
		No occasion of failure to provide internal finishes or fair finished elements in accordance with Council Requirements.			2 hours permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
	7.4 External finishes will be routinely maintained and periodically redecorated.		No occasion of failure to provide acceptable standards in relation to aesthetic quality in line with programme requirements taking account of fair wear and tear	4	2 days temporary/10 days permanent

4.6 **FM AVAILABILITY AND PERFORMANCE REQUIREMENTS – GROUNDS MAINTENANCE**

Statement of Service Objectives	To ensure that the grounds and external traffic routes within the curtilage of each Project Facility are maintained to a high aesthetic standard and are safe for all users. Grounds should provide visual attractiveness within a safe and interesting recreational resource and create a safe and stimulating environment for the development and growth of children.
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Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
1. Provide for the maintenance and upkeep of soft landscaped areas	1.1 Maintain grassed areas which are not wild flower areas such that they are: generally free of weeds, moss or other extraneous growth in healthy growth during the growing season with generally no bare patches kept at the specified length neatly cut to the edge of any borders generally free from ruts or other disruption to the normal contour of the surface; and generally free of litter and foreign matter such as stones, brick, glass and animal faeces		So far as reasonably practicable	3	1 day permanent
			Grass areas to be maintained at a cut level height not exceeding 25 mm		
			Edgings between grassed areas and land surfaces to be maintained at a cut level height not exceeding 30 mm	4	2 days permanent
			Areas to be generally free of weeds,	4	2 days permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
	<p>1.2 All trees, perennial plants and shrubs must be maintained such that: generally they are in healthy and vibrant growth during the growing season. trees & shrubs are kept to an appropriate height to be agreed with the Council. plants or shrubs do not overhang, or otherwise obstruct, pedestrian or vehicular traffic routes. dead or dying trees, perennial plants or shrubs are replaced without detriment to the overall aesthetic effect of the landscaping. Herbaceous borders are kept generally free of weeds.</p>		<p>Shrub growth to be contained within bed area and below cill height where adjacent to windows.</p> <p>Bark mulch to shrubs to be maintained at a depth not less than 75 mm following application.</p> <p>Shrubs not to obstruct adjacent pathways.</p>	<p>4</p> <p>4</p> <p>3</p>	<p>2 days permanent</p> <p>2 days permanent</p> <p>1</p> <p>1day temporary/5 days permanent</p>

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
	<p>Tree management plan to be established. Trees should be inspected, mapped and recorded at each site. Records should be maintained during the progress of any works at the sites.</p> <p>Special maintenance provision will apply to areas maintained for their ecological status and for educational purposes.</p>		<p>No evidence of arisings from grass cutting, weeding and shrub maintenance following carrying out of the same.</p> <p>Shrubbed areas to be generally free of weeds</p>	<p>4</p> <p>4</p>	<p>2 days permanent</p> <p>2 days permanent</p>

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
2 Provide for the maintenance and upkeep of sports areas	2.1 Maintain grassed areas such that they are: generally free of weeds, moss or other extraneous growth; generally in healthy growth with no bare patches, fair wear and tear excepted and taking account of their use; kept at the specified length; neatly cut to the edge of any borders; generally free from ruts or other disruption	No failure to provide drainage and/or achieve playable surface in grassed areas.	Grass areas to be maintained at a cut level height not exceeding 25 mm Edgings between grassed areas and land surfaces to be maintained at a cut level height not exceeding 30 mm	3 4	None 1 day temporary/ 5 days permanent 1 day permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
	to the normal contour of the surface and adequately drained. lined in accordance with utilisation requirements; equipped with goal posts in accordance with utilisation requirements; generally free of litter, leaves and foreign matter such as stones, brick, glass and animal faeces;	Goalposts structurally sound	No failure to control the growth of weeds so far as reasonably practicable. Line markings to be legible in accordance with design guides Goalposts painted in accordance with design guides	4 3 3	2 days permanent 2 days permanent 1 day permanent None 1 day temporary/ 5 days permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
	<p>2.2 Maintain tarmac sports areas such that they are: generally free of weeds, moss or other extraneous growth of a level surface allowing surface water run-off generally free from ruts or other disruption to the normal contour of the surface. lined in accordance with utilisation requirements equipped with goal posts in accordance with utilisation requirements</p>	<p>No failure to provide tarmac surface drainage and/or playable surface free of standing water for tarmac sports access</p> <p>Goalposts in tarmac sports areas structurally sound</p>	<p>No failure to control the growth of weeds.</p> <p>Line markings to be legible in accordance with design guides</p>	<p>4</p> <p>3</p>	<p>1 day temporary/5 days permanent</p> <p>2 days permanent</p> <p>1 day permanent</p> <p>None</p>

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
	generally free of litter and foreign matter such as stones, brick, glass and animal faeces		Goalposts painted in accordance with design guides.	3	1 day temporary/5 days permanent
	2.3 Maintain synthetic all-weather surfaces such that they are: generally free of weeds, moss or other extraneous growth of a level surface allowing surface water run-off	No failure to provide drainage and/or playable surface free of standing water for synthetic all weather pitches			1 day temporary/5 days permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
	<p>free from ruts or other disruption to the normal contour of the surface.</p> <p>lined in accordance with utilisation requirements</p> <p>equipped with goal posts in accordance with utilisation requirements</p> <p>generally free of litter and foreign matter such as stones, brick, glass and animal faeces</p>	<p>Goalposts on synthetic all weather surfaces structurally sound</p>	<p>No failure to control the growth of weeds.</p> <p>Line markings to be legible in accordance with design guides</p> <p>Goalposts painted in accordance with design guides.</p>	<p>4</p> <p>3</p> <p>3</p>	<p>2 days permanent</p> <p>1 day permanent</p> <p>None</p> <p>1 day temporary/5 days permanent</p>

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
3. Provide for the maintenance and upkeep of hard landscaped areas.	3.1 All external hard surfaces including but not limited to paths, roads, car parks, gravel strips and other paved areas must be kept generally free of weeds, moss, lichen or any other organic material and litter.		No failure to control the growth of weeds.	4	2 days permanent
			No occasion of slip hazards.	1	1 hour permanent
	3.2 Maintain the safety and functionality of external hard surfaces.		Surfaces of hard landscape areas to be free draining	3	1 day temporary/5 days permanent
			All road traffic markings to be clearly visible	4	2 days permanent
			Surfaces to be materially intact and free of any slip or trip hazards.	1	1 hour

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
	<p>3.3 The Contractor will monitor weather reports and forecasts and ensure that: grit is spread on all roads, carparks and walkways overnight whenever there is a risk of surface ice or snow fall.</p> <p>snow is cleared from all access roads, carparks (excluding parking bays) and pathways overnight in the event of heavy snowfall</p>	<p>No failure to use reasonable endeavours to keep the Project Facility's access routes free of snow & ice throughout the Core Hours of the Project Facilities. (Service not required in the event that access to the site is not possible)</p>	<p>No failure to respond to overnight severe weather reports prior to the commencement of the Core Hours.</p>	3	<p>None</p> <p>1 day permanent</p>

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
	The Contractor will ensure that all vehicular and pedestrian access/egress routes within the Project Facilities boundaries are clear of snow and ice and are safe for all users throughout the Core Hours.		No failure to protect trees and planted areas from damage by rock salt / grit spread by the Contractor to assist access to the Project Facilities..	5	15 days permanent
4. Special Projects / Educational Support	Periodically liaise with the Council in the development of materials and activities to support the Project Facility's curriculum as agreed with the Council)		No failure to liaise and to provide assistance to agreed programme and brief where Council meet costs of support (other than in respect of liaison).	4	To agreed programme.
5. Maintenance of Aquatic features	5.1 Water Aquatic Features should be clean and clear and support aquatic and plant life.		No failure to keep water clean and clear.	3	5 days permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
	5.2 The Contractor should provide a proactive maintenance service of all ponds including maintaining water oxygen levels, and controlling algal growth and fungal diseases.		No failure to provide proactive maintenance to ponds.	2	1 day temporary/ 5 days permanent

4.7 FM AVAILABILITY AND PERFORMANCE REQUIREMENTS - CLEANING

Statement of Service Objectives	To provide a sanitary, clean and tidy environment consistent with the education function. To enable teachers, staff, pupils, parents and any other persons who have reason to visit the Project Facilities using the facilities to use conveniences safely and hygienically. The Contractor will determine the appropriate frequencies for cleaning to suit the needs of the core education service.
Background Information	<p>All areas and elements of the building, including furniture, fittings and equipment will be included in the cleaning requirement unless otherwise stated.</p> <p>All consumables (toilet paper, soap, etc) will be provided by the Contractor.</p> <p>[Cleaning of kitchen and dedicated dining areas (including furniture) will be the responsibility of the catering service provider</p> <p>Deep cleaning of fixed kitchen equipment and cleaning above 2m will be the responsibility of the Contractor and shall be undertaken on an agreed programme.</p> <p>The Catering Service Provider will be responsible for chewing gum removal in kitchens and dedicated dining areas.]</p> <p>The Contractor will empty internal waste/litter bins daily or on an as required basis</p>

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
1. General Cleaning	1.1 Attend to any spillages (including bodily fluid spillages), and other emergency cleaning requirements, during Core Hours.		No failure to make safe emergency cleaning situation.	1	30 mins permanent
			No failure to restore acceptable standards following occurrence of emergency cleaning situation.	1	1.5 hour permanent
	1.2 In the event of graffiti on the inside or outside of the Project Facility the Contractor must take appropriate measures to ensure that it is removed or obscured from public display.		No failure to remove from sight any visible graffiti	3	2 hours temporary/5 days permanent
			If obscured as initial remedy then no failure to fully restore the area within five days	4	5 days permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
2. Food preparation cleaning	2.1 Perform cleaning to food preparation areas which are not Project Facility Food Areas to a standard required to ensure equipment operation and life and an environment compliant with Legislation.	No failure to undertake cleaning to food preparation areas which are not Project Facility Food Areas in accordance with Legislation			2 hours permanent
3. Hard floor cleaning	3.1 All hard floor coverings including edges and skirting shall be cleaned in such a way as shall preserve the floor coverings. The process should ensure all floor areas are free from debris, dust, dirt, spillage and scuff marks to display an even lustre on completion. Any stains and deposits should be removed.		No accumulation of ingrained/impacted dirt, particularly in crevices corners and edging.	3	1 day permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
			No evidence of any accumulation of slurry, soap or residues from cleaning agents. Slippery floor surfaces, powdering discoloration, build up and scuffing	3	1 day permanent
			No evidence of dirt or debris under desks etc. around edges of furniture, corners and other areas difficult to access.	3	1 day permanent
4. Soft floor coverings	4.1 All soft floor coverings including edges and skirting shall be free from debris dust and dirt. Any stains and deposits should be removed.		No accumulation of ingrained/impacted dirt, particularly in crevices corners and edging.	3	1 day permanent.

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent

			No evidence of any accumulation of slurry, soap or residues from cleaning agents. Slippery floor surfaces, powdering discoloration, build up and scuffing.	3	1 day permanent
			No evidence of dirt or debris under desks etc. around edges of furniture, corners and other areas difficult to access.	3	1 day permanent
5.Slip resistant floors	5.1 Floor surfaces having a slip resistant property, shall remain slip resistant.		No accumulation of ingrained/impacted dust particularly in crevices, corners and edges.	3	1 day permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
			No evidence of any accumulation of slurry, soap or residues from cleaning agents, slippy floor surfaces, powdering discolouration, build up and saffing.	3	1 day permanent
			No evidence of dirt and debris under desks, around edges of furniture, corners and other difficult to access areas.	3	1 day permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
6. Entry matting	6.1 Both sides of all entry-matting and the floor areas beneath the entry matting shall be free of surplus accumulations of dust, debris and soiling. Top side of entry-matting shall be free from all litter, debris, dirt and soiling.		No accumulation of ingrained/impacted dirt, particularly in crevices corners and edging.	3	1 day permanent
			No evidence of any accumulation of slurry, soap or residues from cleaning agents. Slippery floor surfaces, powdering discoloration, build up and scuffing. Misuse of inappropriate cleaning agents.	3	1 day permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
7. Stairs	7.1 All stairs including treads, risers, nosing, banisters, balustrades, handrails, ledges and guards must be free from dust, debris, stains and marks. All stairs shall be free from debris, fresh stains and spillage.		No evidence of debris, fresh stains and spillage.	3	1 day permanent
8. Internal glass and mirrors	8.1 All glass/mirrors (excluding external windows) shall be free of dust, void of stains and a streak/smear free finish achieved.		No evidence of build up in corner areas, around fixtures, streak marks, smears or heavy finger marking.	4	2 days permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
9. Paintwork, walls and doors	9.1 All paint work, up to 2 metres on walls and doors, including framework, shall be void of stains and markings (non graffiti) ingrained dust, dirt and cobwebs with a streak/smear free, even finish achieved with no visible water marks/tidemarks. No fresh stains shall be evident.		No evidence of stains, accumulation of dirt and debris particularly on edging and in corners; no cobwebs, watermarks and tidemarks.	4	2 days permanent
10. Ceilings	10.1 All ceiling surfaces shall be free from cobwebs and other matter, dirt or debris (including chewing gum).		No evidence of cobwebs and/or other matter, dirt or debris (including chewing gum).	4	2 days permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
11. Furniture, fixtures and fittings including architectural Ironmongery	<p>11.1 All furniture, fixtures and fittings including architectural Ironmongery shall be cleaned appropriately to ensure protection. The process should ensure furniture, fixtures and fittings are free from dust and void of fresh stains and spillage , with a streak/smear free finish achieved.</p> <p>All sinks, wash-hand basins, surfaces and their associated visible service pipework, splash backs, taps, chains and plugs shall be void of all soiling, detergent and/or water marks.</p>		No evidence of accumulated grime, dirt deposits, chemical build up and/or stains resulting from cleaning processes.	3	1 day permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
12. Blinds	12.1 Blinds shall be cleaned appropriately to ensure protection. The process should ensure blinds are free from dust and stains.		No evidence of dust and stains on blinds.	5	15 days permanent

13. Waste receptacles	13.1 All waste receptacles shall be clean, dry, dust/dirt free and an acceptable odour free finish achieved.		No occurrence of overflowing receptacles.	3	1 day permanent
			No failure to prevent the receptacles from becoming foul smelling and/or heavily soiled.	2	2 hours permanent
			No failure to replace bin liners where appropriate.	3	1 day permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
14. Shelves, glass displays, bookcases and cupboard interiors (if cleared for cleaning purposes).	14.1 Shelves, glass displays, book cases and cupboard interiors (if cleared for cleaning purposes) shall be free of dust, ingrained dirt, streak marks, smears or heavy build up particularly in corner areas.		No evidence of dust, ingrained dirt, streak marks, smears or heavy build up particularly in corner areas.	3	1 day permanent
15. Furniture (internal/underside) (if cleared for cleaning purposes)	15.1 Desks, tables, chairs and radiators shall be cleaned appropriately and be suitable for the removal of chewing gum deposits, ingrained dust and accumulated dirt.		No evidence of chewing gum deposits, ingrained dust and accumulated dirt.	3	5 day permanent
16. High level ledges and surfaces (if cleared for cleaning purposes)	16.1 High level ledges and surfaces (it cleared for cleaning purposes) shall be cleaned appropriately to ensure protection. free from ingrained dirt and dust and void of all stains and markings.		No evidence of ingrained dirt and dust, void of all stains and markings.	5	15 days permanent

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
17. Light fittings, reflectors and diffusers	17.1 Light fittings, reflectors and diffusers should be cleaned appropriately to ensure their protection. They shall be free from ingrained dirt, dust and debris and void of all stains and markings.		No evidence of ingrained dirt, dust and debris and void of all stains and markings.	4	5 days permanent
18. Toilet hygiene	18.1 Provision should be made to ensure that toilet facilities will be free of any permanent odours. The cleaning process should ensure protection of all surfaces. All sinks, baths, WC's, urinals, troughs, cisterns, drinking fountains and shower heads should be free of all stains, ingrained dirt, build up of limescale and dry germ, streak/smear free finish achieved.		No occasion of persistent complaints of unpleasant odours	2	2 hours permanent
			No evidence of stains, ingrained dirt, build up of limescale, dry germ, streaks/smears.	2	2 hours permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
19 Toilet services	<p>19.1 A constant supply of consumables will be maintained by the Contractor including the following:</p> <p>toilet paper</p> <p>hand towels (except where only hand dryers are used)</p> <p>soap</p> <p>19.2 Vending facilities for feminine hygiene products will be provided in each female toilet as appropriate.</p>		<p>No failure to provide toilet paper, hand towels and soap at the point of use.</p> <p>No incidence of failure to provide service through stock depletion or breakdown of vending facilities.</p>	<p>2</p> <p>2</p>	<p>2 hours temporary/2 days permanent</p> <p>2 hours temporary/2 days permanent</p>

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/ Permanent
20. External window cleaning	20.1 Fully clean inside and outside of all window glass and frames every 3 months. Windows are to be free of dust, fingerprinting, stains, markings and verdigris with a dry streak / smear finish achieved after cleaning.		No incidence of failing to clean the windows every 3 months.	4	2 days permanent
			No failure to leave the windows (including frames) free of dirt and smears at the conclusions of each 3 monthly clean	4	2 days permanent
21. Internal glass partitions	21.1 All internal glass partitions, surrounds, ledges, paintwork and glass fittings shall be free of dust and void of fingerprinting, stains, markings and verdigris, with a dry streak/smear free finish achieved.		No evidence of an accumulation of slurry, soap or residues from cleaning agents.	4	2 days permanent
			No evidence of a build up on edging, around fixtures and in corner areas.	4	2 days permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/ Permanent
			No evidence of streak marks, smears or finger markings.	4	2 days permanent
22. External Cleaning	22.1 A programme of collection will be implemented by the Contractor to ensure that there is no accumulation of litter within external areas of the Project Facilities at any time other than in the designated litter collection areas.		No failure to regularly restore the grounds to a litter free condition.	2	6 hours permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
	22.2 Waste bins will be provided at entrance points and in other pedestrian areas and will be emptied and cleaned regularly such that they do not overflow and are kept in a sanitary condition.		No occurrence of overflowing receptacles.	2	2 hours permanent
			No failure to prevent the receptacles from becoming foul smelling and / or heavily soiled.	2	2 hours permanent
	22.3 Cigarette disposal receptacles will be provided at all entrance points and will be emptied and cleaned regularly such that they do not overflow and are kept in a sanitary condition.		No occurrence of overflowing receptacles.	2	2 hours permanent
			No failure to prevent the receptacles from becoming foul smelling and / or heavily soiled	2	2 hours permanent
	22.4 A programme of cleaning will be implemented by the Contractor to ensure that there is no accumulation of silt and other matter on roads, hard standings, car parking and pedestrian areas.		No failure to regularly restore the roads and pathways to a condition free of silt and other matter (including chewing gum).	4	2 days permanent
	22.5 The external fabric of the building will be cleaned as required to maintain the performance requirements.		No failure to regularly restore the building externals to condition free of dirt and removable marks and stains.	4	15 days permanent

4.8 FM AVAILABILITY AND PERFORMANCE REQUIREMENTS – PEST CONTROL

Statement of Service Objectives	To maintain the Project Facilities free of pest species of public health significance or nuisance value so far as is reasonably practical at all times that they are in use for educational or community purposes. To deal with any such infestation which may arise so as to minimise the risk to public health and disruption to the operation of the Project Facilities.
Background Information	<p>[The scope of the Pest Control requirements covers, but not exclusively, rats, mice, cockroaches, ants, sheep and deer. However, the Contractor is to undertake whatever survey and treatment measures deemed necessary to allow full functionality of the Project Facilities without disruption due to pests.</p> <p>Surveys for pests should be undertaken in order that identification of infestation (actual or potential) is achieved at the earliest possible stage with a view to prevention rather than the need for reactive resolution to be initiated.</p> <p>Toxic materials are not to be used in the treatment processes unless there is demonstrable evidence that the use of such materials provides greater overall benefit to the health and welfare of the users of the Project Facilities than the failure to employ such materials.</p> <p>Notwithstanding the foregoing requirement, the permanent placement of toxic materials targeted at potential infestations is not acceptable.</p> <p>The identification of entry points to the Project Facilities used by pests is to be an integral part of the Pest Control measures.</p> <p>Consideration is to be given to the consequences of the death of the target species within the building structure.</p> <p>Consideration is to be given to situations where the target species has been confined alive but in a distressed state.]</p> <p>[The Contractor will be responsible for pest control throughout the Project Facilities including kitchen and dining areas.]</p>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
1. Preventative pest control	1.1 Preventative pest control measures will be provided where required for compliance with Legislation and otherwise where deemed necessary by the Contractor to ensure that the premises remain free of pests as far as is reasonably practicable.		No failure to maintain the level of preventative treatment assessed as necessary by the Contractor other than in accordance with Legislation.		1 hr temporary/ 1 day permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent

4.9 FM AVAILABILITY AND PERFORMANCE REQUIREMENTS - WASTE MANAGEMENT

Statement of Service Objectives	To ensure the safe storage in accordance with Legislation of all waste products generated at the Project Facilities and consequently to maintain a sanitary environment for the Authorised Users.
Background Information	The Contractor will co-operate with (and organise where appropriate) any additional requirement by the Council to segregate waste for the purpose of increased re-cycling.

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
1. Collect waste products generated by the use of the Project Facilities	1.1 The Contractor will provide sufficient waste receptacles to store waste from the Project Facilities on the assumption that waste receptacles will be emptied on a [weekly] basis by the Council or third party contractor.		No occurrence of overflowing waste receptacles. No failure to prevent the waste receptacles from becoming foul smelling and/or heavily soiled.	2 2	2 hours permanent 2 hours permanent
2. Provide a sanitary waste disposal service	2.1 Provide sanitary disposal facilities, including nappy disposal services, in each Project Facility.		No occurrence of overflowing sanitary receptacles. No failure to prevent the sanitary receptacles from becoming foul smelling and/or heavily soiled.	2 2	2 hours permanent 2 hours permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
3. Store Confidential Waste	3.1 Sufficient secure waste receptacles will be provided to cater for the volume of Confidential Waste generated.		No failure to provide sufficient secure waste receptacles for Confidential Waste.	1	30 mins permanent
			No failure to empty Confidential Waste receptacles before they overflow	2	2 hours permanent
	3.2 Arrange for secure transfer of all Confidential Waste deposited in Confidential Waste receptacles to comply with Council requirements		No failure to provide full documentation demonstrating secure disposal of Confidential Waste	2	2 hours permanent

4.10 FM AVAILABILITY AND PERFORMANCE REQUIREMENTS - DISASTER MANAGEMENT

Statement of Service Objectives	To agree and implement joint disaster planning and management
Background Information	The Council will rely on the Contractor for certain aspects of recovery plans and consequently include the Contractor's management plan in the main procedures.

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/ Permanent
1. Develop a joint plan to provide for continuity of Accommodation Services in the event of a disaster.	1.1 The Contractor shall develop and agree with the Council implementation of a disaster management plan.		<p>No failure to put the disaster management plan in place within 3 months of occupation of the Project Facilities.</p> <p>No failure to review the disaster management plan annually with Council and updated as necessary.</p>	<p>2</p> <p>3</p>	<p>None after first 3 months</p> <p>To agreed date/ programme</p>

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/ Permanent
	1.2 Carry out actions associated with implementation of the procedures routinely and in the event of the occurrence of an emergency. The annual programme will be agreed with the Council and the Project Facilities.		No failure to carry out Contractor responsibilities in accordance with the disaster management plan.	2	2 hours permanent

4.11 FM AVAILABILITY AND PERFORMANCE REQUIREMENTS - FIRE AND EMERGENCY MANAGEMENT

Statement of Service Objectives	To produce, maintain and implement fire and emergency management procedures in accordance with Legislation and insurance requirements.
Background Information	<p>The Council will provide personnel who are to be briefed and trained as fire wardens by the Contractor.</p> <p>The Contractor will provide some specific warden duties.</p> <p>The Contractor will provide personnel who are briefed and trained to act as emergency co-ordinators and who will manage the Fire Wardens' operations and liaise with the Fire Brigade and any relevant Statutory Authorities.</p>

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Per manent
1. Advise on and agree fire procedures with the Council	1.1 The Contractor will produce detailed fire procedures in conjunction with the Council which must be updated and reviewed as circumstances demand.		No failure to have up to date fire procedures in operation.		None
2. Implement fire procedures	2.1 The Contractor must carry out training for all wardens, and other officers, who perform a function under the agreed fire procedures.		All Fire Wardens and other officers who perform a function under the fire procedure must have been made fully aware of their duties in the event of a fire emergency.	1	None

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
			No occasion of new fire warden not receiving training in accordance with fire procedures within 5 days of appointment as a fire warden	2	5 days permanent
	2.2 The Contractor must carry out fire evacuation drills in accordance with the fire procedures and Legislation, and with close co-operation with the Council prior to such fire drills. All fire drills must be monitored and recorded and demonstrate compliance with procedures and efficient evacuation.		No failure to produce a report on the evacuation and implement any required training or changes to the procedures required. No failure to meet statutory frequency for fire evacuation training.	2 1	2 hours permanent 1 hour permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Per manent
	2.3 The Contractor must provide any training required by the fire procedures and Legislation in respect of the general staff at the Project Facilities.		No failure to implement and record training programme and keep a record of training.	1	To agreed programme

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
3. Produce, maintain and implement procedures for emergencies other than those in Major Requirements 4.10 and 4.11	3.1 The Contractor will produce detailed procedures for a variety of emergency situations in conjunction with the Council which must be updated and reviewed as circumstances demand. Emergency situations may include but not be limited to: national emergencies civil emergencies		No failure to have up to date emergency procedures in place.	2	2 hours permanent
4. Fire Access	3.1 The Contractor must provide, keep open and maintain the required access for the fire brigade to the Project Facilities.	No failure to provide, keep open and maintain the required access for the fire brigade to the Project Facilities.			None

4.12 FM AVAILABILITY AND PERFORMANCE REQUIREMENTS – HELP DESK

Statement of Service Objectives	To provide support service available 24 hours per day for the Council to request the deployment of the Contractor to rectify any Service Failure.
Background Information	<p>The Contractor will make all Project Facility users aware of the Helpdesk facility and provide comprehensive instruction as to how service requests are made in terms of level of detail and categorisation of priority.</p> <p>The Contractor must develop and operate a mechanism for re-charging the cost of service requests which are extra to the contract.</p> <p>The Contractor will identify requests to be re-charged to the Council and ensure that appropriate authorisation is obtained before works are carried out.</p>

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
1. Helpdesk facility	1.1 The Contractor shall provide a Helpdesk facility to allow the Council Representative, the Schools Representative, his delegate or letting Agent to report service requests. (The Contractor is to provide guidance to the Council on the operation of the Helpdesk facility and the categorisation of priorities for service requests.)		No failure of availability of the Helpdesk Facility 24 hours per day, each day of the year.	2	None

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
2. Operation of Helpdesk facility	2.1 Helpdesk facility shall provide response to service requests.		No failure to answer calls within 30 seconds.	3	30 seconds permanent
			No failure to log service requests on Helpdesk system.	2	None
			No failure to attempt to contact caller with report on action taken within 30 minutes.	3	30 mins permanent
			No failure to provide caller with confirmation of status of service request within 24 hours of the relevant Rectification Period	3	1 day permanent

Highland Council: Education Service PPP - Project Agreement:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Major Requirement	Specific Requirement	Availability Standard	Performance Standard	Priority	Rectification Temporary/Permanent
	3.1 Reporting process to provide analysis of Helpdesk requests, caller details and Contractor response. Regular meetings with each Project Facility to review service delivery and recurring faults.		No failure to provide reports with specified level of detail at monthly intervals.	2	2 days permanent
	3.2 Provision of regular reports as set out in terms of Part 8 of the Schedule (<i>Performance Monitoring and Service Failure Procedure</i>) on the status of faults and other reactive works, rectification times, progress and completion.		No failure to provide specified level of reports	1	1 hour permanent

PART 8 OF THE SCHEDULE: MONITORING AND SERVICE FAILURE PROCEDURE

1. General Monitoring and Reporting Obligations

1.1 The Contractor shall throughout the Service Period in accordance with this Part 8 of the Schedule;

1.1.1 monitor the performance of the Services and/or procure that each element of the Services is so monitored;

1.1.2 maintain records in connection with the Availability of each of the Project Facilities; and

1.1.3 maintain all relevant records and documentation pursuant to paragraph 5,

in order to achieve the Monitoring Outputs.

2. Definitions, Interpretation and Construction

2.1 The provisions of Part 1 of the Schedule (*Definitions, Interpretation and Construction*) shall apply and have effect in relation to the words and expressions used in the interpretation and construction of this Part 8 of the Schedule.

3. Procedures

3.1 The Parties shall meet at regular intervals (and at least monthly if required) to discuss:

(i) the provision of the Services and the Availability of the Project Facilities for the previous Period;

(ii) the amendment (if agreed) of the monitoring and reporting procedures; and

(iii) to decide on any other matters relating to monitoring and reporting of the Services.

4. Council Monitoring

- 4.1 The Council may, at its own expense, carry out such monitoring and/or audit of the Services and the Contractor's and/or the Service Providers' (if any) monitoring (including joint monitoring) and quality assurance procedures as it may from time to time require. The Council shall not be limited in the methods of monitoring and/or audit it undertakes but it shall devise and implement its procedure in a manner which does not have any materially adverse effect upon the Contractor's and/or the Service Providers' monitoring and quality assurance procedures nor upon delivery of the Services.
- 4.2 The Council may, in its absolute discretion, but upon reasonable notice to the Contractor, attend with the Contractor whilst the Contractor is carrying out its own monitoring and jointly monitor any aspect of the Services.

5. Records and Possession of Information

- 5.1 In order to discharge the reporting and monitoring obligations of this Part 8 of the Schedule and notwithstanding the obligations of the Contractor set out in clause 37 (*Records*) the Contractor shall comply with the terms of this paragraph 5.
- 5.2 The Contractor shall provide to the Council reasonably up to date organisation charts showing its management structure and that of each Service Provider (if any) and indicate all substantial suppliers and subcontractors for the provision of the Services. The Council shall be notified as soon as reasonably possible of any amendment to the organisation chart.
- 5.3 The Contractor shall or shall procure that the Service Provider keeps evidence of all relevant training and instruction of its employees engaged in the performance of the Services together with relevant certificates and qualifications, and copies of the same shall be provided to the Council on reasonable request.
- 5.4 Any incidents or occurrences which in the Contractor's reasonable opinion may have a material impact upon the provision of the Services shall be

notified to the Council in writing by the Contractor at the earliest opportunity.

5.5 The Contractor shall, and shall procure that the Service Provider shall, retain records relating to the Health and Safety at Work Act 1974 where there is a strict liability to maintain such records pursuant to Legislation.

5.6 If requested by the Council, the Contractor shall subject to any restrictions imposed by Legislation provide copies of the records of any unspent convictions (as defined in the Rehabilitation of Offenders Act 1974 - Disclosure of Convictions) of any Staff.

6. Reporting

6.1 The Contractor shall procure and deliver for each Period:

6.1.1 a Management Report; and

6.1.2 a Performance Report.

7. Monitoring of Performance Standards and Availability Standards

7.1 The monitoring and reporting procedures set out in or derived under this Part 8 of the Schedule shall constitute the mechanism by which any failure to provide the Services in accordance with the Performance Standards and/or Availability Standards is identified.

7.2 A failure to provide the Services in accordance with the Performance Standards and/or Availability Standards shall have occurred at the earlier of the time at which the Contractor:

7.2.1 first receives notification pursuant to paragraph 7.3; or

7.2.2 itself considers, pursuant to paragraph 7.4,

that a failure to provide the Services in accordance with the Performance Standards and/or Availability Standards has occurred.

7.3 If the Council believes that there has been a failure to provide the Services in accordance with the Performance Standards and/or Availability Standards then the School Representative or, an individual to whom the relevant authority of the School Representative has been delegated pursuant to clause 4.3 (*School Representative*) shall notify the Contractor

and/or the Service Provider of the relevant failure in accordance with paragraphs 7.5 and 7.6.

7.4 If the Contractor believes that there has been a failure to provide the Services in accordance with the Performance Standards and/or Availability Standards then the Contractor shall be required to record the relevant failure in accordance with paragraph 7.6.

7.5 Any notifications issued by the Council or, as the case may be, the Contractor pursuant to this paragraph 7 shall be given as expeditiously as practicable to the Helpdesk in any of the following forms:

7.5.1 in any reasonable written form;

7.5.2 by telephone; or

7.5.3 by any electronic methods of transmission as may be reasonably appropriate including facsimile and/or email.

7.6 **Notification following a Service Failure or an incident of Non Availability**

7.6.1 **Council Notification**

Any notification by the Council to the Contractor pursuant to paragraph 7.3 shall include the following information:

- (i) the Project Facilities or, as the case may be, part of the Project Facilities affected by the Service Failure and/or incident of Non Availability; and
- (ii) the time at which the failure was identified.

7.6.2 **Contractor notification following an incident of Non Availability**

If the Contractor reasonably believes that the Project Facilities or, as the case may be, any part of the Project Facilities is Non Available then the Contractor shall notify the Council of the following information:

- (i) the Project Facilities or, as the case may be, any part of the Project Facilities it considers to be Not Available;
- (ii) the time at which the Project Facilities or, as the case may be, any part of the Project Facilities became Not

- Available and (where practicable) the anticipated duration of Non Availability;
- (iii) the reasons why it believes the Project Facilities or, as the case may be, any part of the Project Facilities is Not Available;
 - (iv) (where practicable) the person(s) who in the Contractor's opinion caused the non-Availability;
 - (v) the action which the Contractor considers necessary to render the Project Facilities or, as the case may be, any part of the Project Facilities Available; and
 - (vi) the time it is expected to take before the Project Facilities or, as the case may be, any part of the Project Facilities is Available again.

7.7 Contractor response to notification

As soon as reasonably practicable following receipt of notification by the Council in accordance with paragraph 7.6.1 the Contractor shall investigate the facts and as soon as practicable thereafter respond to the Council notifying it of the following:

- 7.7.1 whether or not it agrees with the notification of the Council given in accordance with paragraph 7.6 and, if not, the areas of disagreement;
- 7.7.2 the steps that the Contractor will take to rectify the Service Failure or render the Project Facilities or, as the case may be, any part of the Project Facilities Available; and
- 7.7.3 the time it is expected to take before the Project Facilities or, as the case may be, any part of the Project Facilities is Available again.

7.8 Prompt action

On the earlier of:

- 7.8.1 the Contractor becoming aware of any Project Facilities or, as the case may be, any part of the Project Facilities failing to meet an Availability Standard; and

7.8.2 the Contractor receiving notification from the Council that the Project Facilities or, as the case may be, any part of the Project Facilities has failed to meet an Availability Standard, the Contractor shall promptly act to remedy the failure to meet such an Availability Standard and make such of the Project Facilities or any part of the Project Facilities Available as soon as is reasonably practicable.

7.9 Declaration as to renewed Availability

The Project Facilities or, as the case may be, any part of the Project Facilities shall be declared Available again on the earlier of:

7.9.1 the Contractor notifying the Council that it reasonably believes that Availability has been restored unless a subsequent joint inspection carried out by the Contractor and the Council within a reasonable time of such notification (not exceeding two (2) Business Days) reveals Non Availability due to the relevant incident of Non Availability; and

7.9.2 the Contractor and the Council agreeing that the Project Facilities or, as the case may be, any part of the Project Facilities is Available again following a joint inspection of the Project Facilities or, as the case may be, any part of the Project Facilities.

7.10 Co-operation and assistance, a form of notifications, disputes

7.10.1 The Council and the Contractor shall offer each other all reasonable co-operation with a view to minimising the period of time during which the Project Facilities or, as the case may be, any part of the Project Facilities is Non Available.

7.10.2 For the purposes of giving effect to the procedures specified in this paragraph 7 the Parties shall ensure that their respective representatives are contactable and available at all necessary times during the term of this Agreement and shall ensure that all appropriate written records are taken and retained of all notifications issued under this paragraph 7.

8. Service Failure

8.1 Where a Service Failure occurs the Contractor will incur the number of Service Failure Points set out in column 2 of Table 1 in respect of the relevant Priority Level specified in column 1 of Table 1 for each incident of Service Failure.

8.2 Duration of Service Failure

Any Service Failure shall be deemed to have ended at the time which is shown in records maintained by or on behalf of the Contractor as being the time of rectification of the relevant failure to provide the Services in accordance with a Performance Standard.

8.3 Correction Plan

If in any Period, fifteen (15) per cent of the Monthly Services Fee due to the Contractor in respect of any one of the Project Facilities is deducted by the Council pursuant to Part 9 of the Schedule (*Payment Mechanism*), the Contractor and the Council shall meet to discuss the circumstances giving rise to the deduction from the Monthly Service Fee and thereafter the Contractor shall establish and agree with the Council a Correction Plan. The Contractor will be required to deliver a copy of the Correction Plan to the Council and shall implement the Correction Plan forthwith in accordance with its terms.

9. Persistent Breach

9.1 Where a Persistent Breach has occurred and the breach or breaches referred to in the relevant Final Warning Notice are not remedied or recur frequently within a six (6) month period after the date of service of the Final Warning Notice:

9.1.1 the Council shall be entitled to deduct five (5) per cent of the Monthly Service Fee due to the Contractor in respect of the Period in which the Persistent Breach is deemed to have occurred; and

9.1.2 the provisions of paragraph 10.2 shall apply.

10. Service Failure Events

10.1 If either:

10.1.1 ten (10) per cent of the Monthly Services Fee due to the Contractor in six (6) consecutive Periods;

10.1.2 twenty five (25) per cent of the Monthly Services Fee due to the Contractor in six (6) consecutive Periods where those Deductions arise from Service Failures and/or incidents of Non Availability at Spean Bridge Primary School or the Strathdearn Primary School,

is deducted by the Council pursuant to Part 9 of the Schedule (*Payment Mechanism*) the Council may (subject to paragraph 10.2);

(i) in respect of paragraph 10.1.1 issue a Project Rectification Notice;

(ii) in respect of paragraphs 10.1.2 issue a Primary School Rectification Notice;

10.2 If a Persistent Breach is deemed to have occurred in terms of paragraph 9.1 the Council may issue a Persistent Breach Rectification Notice.

10.3 Deductions arising from Force Majeure Events and/or Relief Events shall be excluded from the calculation of the percentages referred to in paragraphs 10.1.1 and 10.1.2.

10.4 Following the service of a Persistent Breach Rectification Notice, Project Rectification Notice or, as the case may be, a Primary School Rectification Notice the Contractor will establish and agree with the Council a Service Rectification Plan, both Parties being bound to act reasonably.

10.5 Where the Contractor fails to establish a Service Rectification Plan within two months of the issue of a Persistent Breach Rectification Notice, Project Rectification Notice or, as the case may be, a Primary School Rectification Notice the Council may issue a Warning Notice.

10.6 Where the Contractor fails to implement a Service Rectification Plan in accordance with its terms the Council may issue a Warning Notice.

10.7 Following the service of a Warning Notice (save where the Warning Notice relates to a Persistent Breach Rectification Notice) the Contractor

will establish and agree with the Council a Final Service Rectification Plan both Parties being bound to act reasonably.

- 10.8 Where a Warning Notice is issued in relation to a Persistent Breach Rectification Notice the Council shall be entitled to deduct ten (10%) of the Monthly Service Fee due to the Contractor in respect of the Period in which the Warning Notice is issued.
- 10.9 If in a period of six (6) consecutive months following the issue of a Warning Notice referred to in paragraph 10.7, the Contractor has:
- 10.9.1 failed to establish and agree with the Council; or
 - 10.9.2 failed to implement in accordance with its terms.
- a Final Service Rectification Plan, then a Service Failure Event will have occurred.
- 10.10 If in a period of six (6) consecutive months following the issue of a Warning Notice by the Council to the Contractor pursuant to paragraph 10.8 the Persistent Breach referred to in the Warning Notice has not been rectified or has recurred frequently from the date of the Warning Notice a Service Failure Event will have occurred.
- 10.11 Where the Contractor has established and agreed with the Council and has implemented the Final Service Rectification Plan but the level of Deductions arising in respect of Service Failures or incidents of Non Availability from the Monthly Services Fee has not reduced to ten (10) per cent or less of the Monthly Services Fee due to the Contractor in the twelve (12) consecutive Periods from the date of issue of the relevant Warning Notice a Service Failure Event will have occurred.
- 10.12 The Council will not be entitled to serve a Project Rectification Notice or a Primary School Rectification Notice in respect of Service Failures and/or incidents of Non Availability which are the subject of an existing Service Rectification Plan or an existing Final Service Rectification Plan.
- 10.13 Where the Council has served:
- 10.13.1 a Project Rectification Notice or a Primary School Rectification Notice and the Contractor has established,

implemented and completed a Service Rectification Plan the Council will not be entitled to serve a Warning Notice; and

10.13.2 a Warning Notice and the Contractor has established, implemented and completed a Final Service Rectification Plan (save as permitted by paragraph 10.10) a Service Failure Event will not have occurred,

in respect of the Service Failures and/or incidents of Non Availability which are the subject of an existing Service Rectification Plan and/or an existing Final Service Rectification Plan.

11. Disputes

All Disputes arising under any part of Part 8 of the Schedule shall be referred to the Expert for determination pursuant to the Disputes Resolution Procedure.

Table 1 to Part 8 of the Schedule (*Monitoring and Services Failure Procedure*)

Column 1	Column 2
Priority 1	100
Priority 2	75
Priority 3	50
Priority 4	25
Priority 5	10

PART 9 OF THE SCHEDULE: PAYMENT MECHANISM

1. Computation of the Unitary Charge

1.1 The Unitary Charge for each Period following the Section 1 Service Commencement Date shall be calculated in accordance with clauses 16 (*Unitary Charge*) and 17 (*Invoicing and Payment*) and the following provisions of this Part 9 of the Schedule.

2. Definitions, Interpretation and Construction

2.1 The provisions of Part 1 of the Schedule (*Definitions, Interpretation and Construction*) shall apply and have effect in relation to the words and expressions used in the interpretation and construction of this Part of the Schedule.

3. Unitary Charge Formula:

3.1 Subject to paragraph 3.3, the Unitary Charge in respect of each Period (or part of a Period) falling after the Section 1 Services Commencement Date shall be determined in accordance with the following formula:

Unitary Charge = the greater of:

- (a) **Zero; and**
- (b) **MSF - [MUD + MSFD+RFD]**

Where:

- (a) **"MSF"** is the Monthly Services Fee for the current Period calculated in accordance with paragraph 3.2;
- (b) **"MUD"** is the Monthly Unavailability Deduction for the preceding Period determined in accordance with paragraph 4;
- (c) **"MSFD"** is the Monthly Services Failure Deduction for the preceding Period

determined in accordance with paragraph 6; and

- (d) **"RFD"** is the Reporting Failure Deduction determined in accordance with paragraph 8.

3.2 Calculation of MSF

The Monthly Service Fee (or MSF) in respect of a Period shall be determined in accordance with the following formula:

$$\text{MSF} = \frac{\text{IA}_n}{\text{K}}$$

Where:

- (a) **"IA_n"** is the Indexed Amount for the relevant Payment Year; and
- (b) **"K"** is eight (8) in the first Payment Year, twelve (12) in the second and subsequent Payment Years and four (4) in the last Payment Year;

3.3 The Council will not be entitled to make a Monthly Unavailability Deduction in respect of:

3.3.1 Section 2 being Not Available for the period from the Section 1 Service Commencement Date to the Section 2 Service Commencement Date where the Section 2 Service Commencement Date is on or prior to the Programmed Section 2 Service Commencement Date;.

3.3.2 Section 3 being Not Available for the period from the Section 1 Service Commencement Date to the Section 3 Service Commencement Date where the Section 3 Service Commencement Date is on or prior to the Programmed Section 3 Service Commencement Date;

3.3.3 Section 4 being Not Available for the period from the Section 1 Service Commencement Date to the Section 4 Service Commencement Date where the Section 4 Service Commencement Date is on or prior to the Programmed Section 4 Service Commencement Date; and

3.3.4 Subject to Clause 20.4 (*Deemed Changes*) Section 5 being Not Available from the Section 1 Service Commencement Date to the Section 5 Service Commencement Date where the Section 5 Service Commencement Date is on or prior to the Programmed Section 4 Service Commencement Date.

3.4 **Rebasing of Index**

If RPI is rebased or revised the Indexation Factor shall be recalculated as if such rebasing or revising had not occurred. If RPI ceases to be published, the Parties shall negotiate in good faith with a view to agreeing an alternative index or calculation which most closely resembles RPI and such alternative index or calculation shall replace RPI with immediate effect. If the Parties are unable to agree an alternative index or calculation, the matter shall be referred for determination by the Expert pursuant to the Dispute Resolution Procedure.

4. **Monthly Unavailability Deduction Formula**

4.1 **Calculation of the Monthly Unavailability Deduction (or MUD)**

4.1.1 The Monthly Unavailability Deduction (or MUD) in respect of a Period shall be calculated using the following formula:

$$\text{MUD} = [\text{SDU} \times \text{SUD}] + [\text{NSDU} \times \text{NSUD}]$$

Where:

- (a) "**SDU**" is the School Day Deduction Unit calculated in accordance with paragraph 4.2.1;
- (b) "**NSDU**" is the Non School Day Deduction Unit calculated in accordance with paragraph

4.2.2;

(c) **"SUD"** is the total space within the Project Facilities which is Not Available on School Days during the relevant Period determined in accordance with paragraph 4.4.2; and

(d) **"NSUD"** is the total space within the Project Facilities which is Not Available on Non School Days during the relevant Period determined in accordance with paragraph 4.4.3.

4.2 Calculation of SDU and NSDU

4.2.1 The School Day Deduction Unit or SDU shall be determined in accordance with the following formula:

$$\text{SDU} = \frac{\text{NSSF}}{\text{TSV}}$$

Where:

- (a) **"NSSF"** is the Nominal School Day Services Fee calculated in accordance with paragraph 4.3.1; and
- (b) **"TSV"** is the Total Space Value.

4.2.2 The Non School Day Deduction Unit or NSDU shall be determined in accordance with the following formula:

$$\text{NSDU} = \frac{\text{NNSF}}{\text{TSV}}$$

Where:

- (a) **"NNSF"** is the Nominal Non School Day Service Fee calculated in accordance with paragraph 4.3.2; and
- (b) **"TSV"** is the Total Space Value.

4.3 Calculation of NSSF and NNSF

4.3.1 The Nominal School Day Services Fee or NSSF shall be determined in accordance with the following formula:

$$\text{NSSF} = \frac{\text{IA}_n - \text{AR}}{558} \times 2$$

Where:

- (a) "IA_n" is the Indexed Amount for the relevant Payment Year; and
- (b) "AR" is the Assumed Rates Liability for the relevant Payment Year.

4.3.2 The Nominal Non School Day Service Fee or NNSF shall be determined in accordance with the following formula:

$$\text{NNSF} = \frac{(\text{IA}_n - \text{AR})}{558}$$

Where:

- (a) " IA_n " is the Indexed Amount for the relevant Payment Year; and
- (b) "AR" is the Assumed Rates Liability for the relevant Payment Year.

4.4 **Calculation of SUD and NSUD**

4.4.1 Each of the provision of this paragraph 4.4 shall be applied to each period of Non-Availability of the Project Facilities, or as the case may be, any part of the Project Facilities.

4.4.2 Determination of SUD

The School Days Unavailability Deduction or SUD for a relevant Period shall be determined by aggregating the Space Values of those areas within the Project Facilities declared Not Available for each School Day during the relevant Period.

4.4.3 Determination of NSUD

The Non School Days Unavailability Deduction or NSUD for a relevant Period shall be determined by aggregating the Space Values of those areas within the Project Facilities declared Not Available for each Non School Day during the relevant Period.

4.4.4 Adjustment to Space Value

Where an area within the Project Facilities is declared Not Available but the Council continues to use the relevant area the Space Value of that area will be reduced by a factor of fifty per cent (50%).

4.4.5 Whole Day Deductions

SUD and NSUD will be calculated on the basis of a full day and if any area within the Project Facilities is declared Not Available for part of a day only, the relevant SUD or NSUD will be calculated as if the area in question had been Not Available for the whole day. If the same space in a Project Facility has been declared Not Available more than once on a School Day, or as the case may be a Non School Day, then the Space Value attributable to such space shall be added only once to the aggregate Space Values of all other areas within the Project Facilities declared Not Available for such School Day or, as the case may be, Non School Day.

4.4.6 Whole School Unavailability Triggers

Where the SUD or NSUD as the case may be in respect of a Project Facility exceeds the Whole School Unavailability Trigger relating to the relevant Project Facility the SUD or NSUD for the incident of the Non Availability, as the case may be, shall equal the aggregate of all Space Values for the relevant Project Facility.

Kitchen Facilities

4.4.7 Where the Kitchen Facilities in any of the Project Facilities are Not Available prior to 1pm on a School Day the Contractor will be obliged to indemnify the Council in respect of Losses directly incurred by the Council in procuring school and welfare meals from an alternative source and/or any abortive preparation of school and welfare meals by the Council on the relevant School Day for the Authorised Users who would otherwise have had a meal prepared in the Kitchen Facilities on the relevant School Day save where such Losses are caused by

the acts or omissions of a Catering Service Provider, a Council Change or a Service Period Compensation Event.

4.4.8 Subject to paragraph 4.4.9, where the Kitchen Facilities in any of the Project Facilities are Not Available for a period in excess of five (5) consecutive School Days the Space Values for the Kitchen Facilities will be increased by a factor of ten per cent (10%) for each day beyond the five (5) School Day period that the Kitchen Facilities remain Not Available which factor shall be compounded on a day by day basis.

4.4.9 The provisions of paragraphs 4.4.7 and 4.4.8 shall not apply where the Non Availability of the Kitchen Facilities has arisen as a result of a Force Majeure Event, Relief Event or a Relevant Change in Law, act or omission of a Catering Service Provider, a Council Change or a Service Period Compensation Event.

Ardnamurchan Hostel

4.4.10 Where the Ardnamurchan Hostel, or any part of the Ardnamurchan Hostel, is Not Available the Council will endeavour to accommodate all Authorised Users of the Ardnamurchan Hostel affected by its Non Availability to ensure the provision of Appropriate Accommodation. In the event that Appropriate Accommodation for the Authorised Users of the Ardnamurchan Hostel cannot be secured within the Ardnamurchan Hostel the Council will utilise the Alternative Appropriate Accommodation and the Contractor will indemnify the Council in respect of all Losses directly incurred in the provision of the Alternative Appropriate Accommodation.

4.5 Deemed Availability

Notwithstanding any other provisions of paragraph 4.4 or any other provision of this Agreement there shall be Deemed Availability in respect of the Project Facilities or, as the case may be, any part of the Project Facilities:

- 4.5.1 when Availability has been restored to the Project Facilities or, as the case may be, any part of the Project Facilities within any applicable Rectification Period in which case the Project Facilities or, as the case may be, any part of the Project Facilities shall be deemed not to have been Not Available for any part of the Rectification Period;
- 4.5.2 where its Non Availability arises by virtue of Programmed Works but subject always to the express provisions of paragraph 5.1;
- 4.5.3 where its Non Availability has been caused by a Service Period Compensation Event or the act or omission of the Council;
- 4.5.4 where its Non Availability has been caused by the act or omission of the Catering Service Provider;
- 4.5.5 where its Non Availability has been caused by a Change provided that such Change has been implemented within the timescales and during the times set out in the relevant Agreed Appraisal;
- 4.5.6 where its Non Availability has been caused by the Council exercising its rights under clause 21.4 (Council *Step-In*);
- 4.5.7 where the Council has taken the decision to close the Project Facilities other than by reason of the Non Availability of the Project Facilities or any part thereof;
- 4.5.8 where its Non Availability has been caused by works undertaken by the Council which are not envisaged by this Agreement;
- 4.5.9 where Temporary Alternative Accommodation has been offered and made available by the Contractor in accordance with paragraph 5.2;

- 4.5.10 where its Non Availability has been caused by an External Utility Failure;
- 4.5.11 where the Non Availability is caused by equipment in the Project Facilities which the Contractor is not responsible for maintaining; and
- 4.5.12 in respect of:
- (a) Glen Urquhart High School and/or Strathdearn Primary School where its Non Availability arises from and continues during the period in which the neighbouring landowners are exercising their rights under the Title Deeds to connect into the services or take services across the Project Sites of Glen Urquhart High School and/or Strathdearn Primary School; and
 - (b) Ardnamurchan High School where its Non Availability arises from and continues during the period in which the neighbouring landowners are exercising their rights to maintain and/or replace the existing water pipe across the Ardnamurchan School Site;
- 4.5.13 where its Non Availability arises as a result of the installation by the Contractor of the Curricular Equipment.

5.1 Programmed Works

- 5.1.1 For the purposes of paragraphs 4 and 6 the expression "**Programmed Works**" means in relation to the Project Facilities, or as the case may be, any part of the Project Facilities any maintenance, repairs, refurbishment, replacement or other work to be carried out by or on behalf of the Contractor to the Project Facilities or, as the case may be any part of the Project Facilities or any part thereof or any equipment, plant or machinery forming part of the Project Facilities or any part thereof including any Maintenance Works (referred to in this paragraph as "**works**"); and

5.1.2 There shall be Deemed Availability pursuant to paragraph 4 and Deemed Service Delivery pursuant to paragraph 6 during Programmed Works where:

- (a) the works have been identified and agreed in the Planned Maintenance Schedule, the Lifecycle Maintenance Schedule and the Handback Programme; and
- (b) the Contractor has used all reasonable endeavours to procure that the works are undertaken outwith School Hours and that the works are undertaken so as to cause least disruption and/or inconvenience to any Authorised User of the relevant Project Facilities.

5.2 Temporary Alternative Accommodation

5.2.1 Subject to paragraph 5.2.2 where a Project Facility or, as the case may be, any part of a Project Facility shall be or become Not Available the Contractor may by notice in writing to the Council offer the Council at no additional cost or charge to the Council, Temporary Alternative Accommodation.

5.2.2 On giving notice to the Council in terms of paragraph 5.2.1 the Contractor shall provide sufficient information as to the nature, condition, location and character of the proposed Temporary Alternative Accommodation as may be reasonably necessary for the Council to satisfy itself as to the suitability of such Temporary Alternative Accommodation.

6. Monthly Services Failure Deduction (or MSFD) Formula

6.1 Calculation of MSFD

The Monthly Services Failure Deduction (or MSFD) shall be calculated in accordance with the provisions of this paragraph 6.

6.2 Monitoring

The Contractor shall monitor the performance of the Services in accordance with the provisions of Part 8 of the Schedule (*Monitoring and Service Failure*

Procedure) and shall provide the results of such monitoring to the Council in writing in accordance with Part 8 of the Schedule (*Monitoring and Service Failure Procedure*).

6.3 Calculation of the Monthly Service Failure Deduction

Subject to paragraph 6.5, the Monthly Service Failure Deduction (or MSFD) in respect of each Period shall be calculated by the following formula:

MSFD is the lesser of:

(a) the Adjusted MSFD; and

(b) $[SSFP \times SDU] + [NSFP \times NSDU]$

Where:

- | | | |
|-----|--------|---|
| (a) | "SSFP" | is the number of Service Failure Points accruing on a School Day; |
| (b) | "NSFP" | is the number of Service Failure Points accruing on a Non School Day; |
| (c) | "SDU" | is the School Day Deduction Unit; and |
| (d) | "NSDU" | is the Non School Day Deduction Unit. |

6.4 Deemed Service Delivery

Notwithstanding any other provisions of paragraph 6.3 or any other provisions of this Agreement a Service Failure shall not be included in the calculation of MSFD and there shall be Deemed Service Delivery where that Service Failure:-

- 6.4.1 has been rectified within any applicable Rectification Period;
- 6.4.2 arises by virtue of Programmed Works but subject always to the provisions of paragraph 5.1;
- 6.4.3 has been caused by a Service Period Compensation Event or the act or omission of the Council or by breach of this Agreement by the Council;
- 6.4.4 has been caused by the act or omission of the Catering Service Provider;

- 6.4.5 has been caused by a Change provided that such a Change has been implemented within the timescales and during the times set out in the relevant Agreed Appraisal;
- 6.4.6 has been caused by the Council exercising its rights under clause 21.4 (*Council Step In*);
- 6.4.7 has occurred and the Council has taken the decision to close the Project Facilities other than by reason of the Non Availability of the Project Facilities or any part thereof;
- 6.4.8 has been caused by works undertaken by the Council which are not envisaged by this Agreement;
- 6.4.9 has been caused by an External Utility Failure;
- 6.4.10 has been caused by equipment in the Project Facilities which the Contractor is not responsible for maintaining;
- 6.4.11 at:
- (a) Glen Urquhart High School and Strathdearn Primary School arises from and continues during the period in which the neighbouring landowners are exercising their rights under the Title Deeds to connect into the services or take services across Project Sites of Glen Urquhart High School and/or Strathdearn Primary School; and
 - (b) Ardnamurchan High School arises from and continues during the period in which the neighbouring landowners are exercising their rights to maintain and/or replace the existing water pipe across the Ardnamurchan School Site;
- 6.4.12 occurs in a Project Facility or part of a Project Facility which has been declared Not Available;
- 6.4.13 occurs within a period of one month from the Service Commencement Date and has been allocated a Priority Level of between 2 and 5 inclusive; and
- 6.4.14 arises as a result of the installation by the Contractor of the Curricular Equipment.

6.5 De minimis Level

Where the Service Failure Points accrued by the Contractor in any Period is less than one hundred (100), the MSFD shall be zero.

7. Assumed Rates Liability

The Annual Services Fee includes the Assumed Rates Liability. At the end of each Payment Year the Contractor shall reconcile the Assumed Rates Liability with the Actual Rates Liability. The difference between the Assumed Rates Liability and the Actual Rates Liability (positive or negative) shall be included in the Payment Report for the first Period of the next Payment Year.

8. Reporting Failure Deduction

8.1 In the event that the Contractor fails to report a Relevant Failure in the Payment Report for the Period following the Period in which the Relevant Failure occurs or in the Period immediately thereafter and the Council identifies the error or omission following a regular audit or review, the Council shall be entitled to increase the SDU or the NSDU, as the case may be, by a factor of 1.5 which calculation shall be the Reporting Failure Deduction.

9. Projected Utilities Costs

9.1 At the end of each Payment Year the Utility Adjustment shall be calculated in accordance with paragraph 9.2 and included in the Payment Report for the first Period of the next Payment Year.

9.2 The Utility Adjustment may be positive or negative and is calculated in accordance with the following formula:

Utility Adjustment = PUC - AUC

Where:

- (a) "PUC" is the product of the Projected Unit Price and the Projected Utilities Volume; and

(b) "AUC" is the product of the Actual Unit Price and the Projected Utilities Volume.

9.3 The Parties shall monitor the Connected Load and at the end of each Payment Year, where the Contractor can demonstrate that the Council have increased the Connected Load within the Project Facilities beyond the Threshold Load the Parties will agree (or there shall be determined by the Expert) an adjustment to the Projected Utilities Volume to reflect the increase in the Connected Load and the actual increase in the volume of the utilities generated by that increase in the Connected Load.

10.1 Actual Water Costs

10.1.1 At the end of each of the first, second, third and fourth Payment Years the Actual Water Adjustment shall be calculated in accordance with paragraph 10.1.2 and included in the Payment Report for the first Period of the next Payment Year.

10.1.2 The Actual Water Adjustment may be positive or negative and is calculated in accordance with the following formula:

$$\text{Actual Water Adjustment} = \text{APWC} - \text{AAWC}$$

where:

(a) "APWC" is the product of the Projected Water Price and the Projected Water Volume; and

(b) "AAWC" is the product of the Actual Water Price and the Actual Water Volume.

10.2 Projected Water Costs

10.2.1 At the end of the fourth Payment Year and the end of each subsequent Payment Year the Water Adjustment shall be calculated in accordance with paragraph 10.2.2 and included in the Payment Report for the first Period of the next Payment Year.

10.2.2 The Water Adjustment may be positive or negative and is calculated in accordance with the following formula:

Water Adjustment = PWC - AWC

Where:

- (c) "PWC" is the product of the Projected Water Price and the Projected Water Volume; and
- (d) "AWC" is the product of the Actual Water Price and the Projected Water Volume.

10.2.3 The Projected Water Volume is calculated in accordance with the following formula:

$$\text{Projected Water Volume} = \frac{\text{TWV}}{\text{P}} \times 12$$

Where:

- (e) "TWV" is the sum of Actual Water Volume for second, third and fourth Payment Years; and
- (f) "P" is the sum of number of Periods in the second, third and fourth Payment Years.

11.1 Actual Waste Water Costs

11.1.1 At the end of each of the first, second, third and fourth Payment Years the Actual Waste Water Adjustment shall be calculated in accordance with paragraph 11.1.2 and included in the Payment Report for the first Period of the next Payment Year.

11.1.2 The Actual Waste Water Adjustment may be positive or negative and is calculated in accordance with the following formula:

$$\text{Actual Waste Water Adjustment} = \text{APWWC} - \text{AAWWC}$$

where:

- (a) "APWWC" is the product of the Projected Waste Water Price and ninety five (95) percent of the Projected Water Volume; and
- (b) "AAWWC" is the product of the Actual Waste Water Price and the Actual Waste Water Volume.

11.2 Projected Waste Water Costs

11.2.1 At the end of the fourth Payment Year and at the end of each subsequent Payment Year the Waste Water Adjustment shall be calculated in accordance with paragraph 11.2.2 and included in the Payment Report for the first Period of the next Payment Year.

11.2.2 The Waste Water Adjustment may be positive or negative and is calculated in accordance with the following formula:

$$\text{Waste Water Adjustment} = \text{PWWC} - \text{AWWC}$$

Where:

- (a) "PWWC" is the product of the Projected Waste Water Price and ninety five (95) per cent of the Projected Water Volume; and
- (b) "AWWC" is the product of the Actual Waste Water Price and ninety five (95) per cent of the Projected Water Volume.

TABLE 1 to Part 9 of the Schedule (*Payment Mechanism*).

Annual Service Fee =

TABLE 2 to Part 9 of the Schedule (*Payment Mechanism*)

STRATHDEARN PRIMARY SCHOOL	
	Space Value
Core areas	
Nursery	100
Classroom 1	100
Classroom 2	100
Classroom 3	100
Learning support room	50
Resource/Library area	50
Hall	100
<i>Sub total</i>	<i>600</i>
Other areas	
School office	50
Head teachers office	50
Medical room	75
Girls toilet/cloakroom	100
Boys toilet/cloakroom	100
Staff toilet/cloakroom	50
Nursery toilets	50
Staff room	100
Foyer	50

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Kitchen - a.m.	50
Kitchen - p.m.	25
Dining area	100
Playing fields	50
Nursery play area	50
Storerooms	50
Car park	50
<i>Sub total</i>	<i>1000</i>
GRAND TOTAL	<i>1600</i>

SPEAN	BRIDGE
PRIMARY SCHOOL	
	Space Value
Core areas	
Nursery	100
Classroom 1	100
Classroom 2	100
Classroom 3	100
Classroom 4	100
Learning support room	50
Resource/Library area	50
Hall	100
Sub total	700
Other areas	
School office	50
Head teachers office	50
Medical room	75
Girls toilet / cloakroom	100
Boys toilet / cloakroom	100
Staff toilet / cloakroom	50
Nursery toilets	50
Staff room	100
Foyer	50

Highland Council: Education Service PPP - Project Agreement

Kitchen - a.m.	50
Kitchen - p.m.	25
Dining area	100
Playing fields	50
Nursery play area	50
Storerooms	50
Car park	50
<i>Sub total</i>	<i>1000</i>
GRAND TOTAL	1700

GLEN URQUHART HIGH SCHOOL

**Space
Value**

Core areas

Classroom 1 (English)	100
Classroom 2 (English)	100
Classroom 3 (Maths)	100
Classroom 4 (Maths)	100
Classroom 5 (Mod Langs)	100
Classroom 6 (Mod Langs)	100
Classroom 7 (Geog)	100
Classroom 8 (History)	100
Resource Space 1 (Eng)	50
Resource Space 2 (Maths)	50
Resource Space 3 (Mod Lang)	50
Resource Space 4 (Hist Geog)	50
Resource Space 5 (Home Ec)	50
Resource Space 6 (Science)	50
Resource Space 7 (Bus St)	50
Learning support room 1	50
Learning support room 2	50
Learning support multi-purpose	25
Learning support disabled shower room	100
Art and Design Room	200
Business Studies Room	200
Computing Room	200
Home Economics	200

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Home Economics Storeroom	150
Music Room	200
Music Practice Room 1	50
Music Practice Room 2	50
Science Lab 1	200
Science Lab 2	200
Science Lab 3	200
A/V Technicians Room	75
Greenhouse	25
Craft and Design workshop	200
Craft and Design technicians room	100
Graphic Communications Room	200
Games Hall	200
Keep Fit Room	75
Outdoor store	50
Changing Room - male	50
Changing Room - female	50
Changing Room - male	50
Changing Room - female	50
Changing Room - male	50
Changing Room - female	50
PE Staff Base	75
PE Store	50
Grass Pitch	100
All-weather Pitch	150

Sub total 4825

Other areas

Library	200
Open/distance learning	150
Multi Purpose Hall	100
Waiting area	10
IT server room	15
School office and Store	75
Head teachers Office	50
Depute Head Office	50
Guidance Room 1	50
Guidance Room 2	50
Meeting Room	50
Nursery	150
Out of School / Crèche	150
Nursery Office	50
Nursery Quiet Room	20
Nursery Kitchen	50
Nursery toilets	50
Medical room	50
Rest rooms	75
Toilet	15
Girls toilets	100
Boys toilets	100
Staff toilets	50
Staff room	100
Kitchen - a.m.	200
Kitchen - p.m.	150
Dining area	100
Coffee Bar	30
Community Rooms	100
Community Office	50
Community Toilets	50

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Multi-purpose meeting room	50
Nursery Play Area	50
Car park	75
<i>Sub total</i>	<i>2615</i>
GRAND TOTAL	7440

ARDNAMURCHAN

HIGH SCHOOL

Space

Value

Core areas

Classroom 1	100
Classroom 2	100
Classroom 3	100
Classroom 4	100
Classroom 5	100
Classroom 6	100
Classroom 7	100
Tutorial 1	50
Tutorial 2	50
Tutorial 3	50
Tutorial 4	50
Staff Base 1	50
Staff Base 2	50
Home Economics Base	50
Business Studies Base	50
Science Base	50
Learning support room 1	50
Learning support room 2	50
Learning support multi-purpose	25
Learning support shower room	100
Art and Design Room	200
Business Studies Room	200
Computing Room	200
Home Economics	200
Home Economics Storerooms	150

Highland Council: Education Service PPP - Project Agreement

Music Room	200
Music Practice Room 1	50
Music Practice Room 2	50
Science Lab 1	200
Science Lab 2	200
Science Lab 3	200
A/V Technicians Room	75
Greenhouse	25
Craft and Design workshop	200
Craft and Design technicians room	100
Graphic Communications Room	200
Games Hall	200
Keep Fit Room	75
Outdoor store	50
Changing Room - male	50
Changing Room - female	50
Changing Room - male	50
Changing Room - female	50
Changing Room - male	50
Changing Room - female	50
PE Staff Base	75
PE Store	50
Grass Pitch	100
All-weather Pitch	150

Sub total 4825

Other areas

Highland Council: Education Service PPP - Project Agreement

Library	200
Open/distance learning	150
Multi Purpose Hall	100
Waiting area	10
IT server room	15
School office and Store	75
Head teachers Office	50
Depute Head Office	50
Guidance Room 1	50
Guidance Room 2	50
Meeting Room	50
Nursery	150
Out of School / Crèche	150
Nursery Office	50
Nursery Quiet Room	20
Nursery Kitchen	50
Nursery toilets	50
Medical room	50
Rest Rooms	75
Toilet	15
Girls toilets	100
Boys toilets	100
Staff toilet	50
Staff room / Quiet Room	100
Kitchen - a.m.	200
Kitchen - p.m.	150
Dining area	100
Coffee Bar	30
Community Room	100
Community Office	50
Community Toilets	50
Multi-purpose meeting room	50

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Nursery Play Area	50
Car park	75
FEHE Seminar Room	100
FEHE Seminar Room	100
FEHE Resource Centre	100
FEHE Office	50
FEHE Toilets	50
<i>Sub total</i>	<i>3015</i>
GRAND TOTAL	7840

ARDNAMURCHAN

HOSTEL

	Space Value
Hostel Twin Room	150
Hostel Twin Room	150
Hostel Twin Room	150
Hostel Twin Room	150
Hostel Single Room	100
Hostel Single Room	100
Hostel Single Room	100
Hostel Single Room	100
Hostel Single Room	100
Hostel Single Room	100
Supervisors Room	200
Sitting Room	50
Lounge/Kitchen	75
Laundry Room	75
Reception/Base	50
Main entrance	30
Bathrooms, Disabled toilet	100
TOTAL	1780

PART 10 OF THE SCHEDULE: CHANGE ADJUSTMENT

1. Introduction

1.1 Wherever in this Agreement reference is made to Change Adjustment the provisions of this Part 10 of the Schedule shall apply.

2. Definitions, Interpretation and Construction

2.1 The provisions of Part 1 of the Schedule (*Definitions, Interpretation and Construction*) shall apply and have effect in relation to the words and expressions used in respect of this Part 10 of the Schedule.

3. Determination of Revised Factors

3.1 Where this Part 10 of the Schedule applies, the value of the Annual Service Fee shall be adjusted to the extent necessary to ensure that the Contractor is (after taking account of the adjustments under this paragraph 3) either:

3.1.1 left in at least the same financial position under this Agreement the Project Documents and the Supplemental Funding Documents as it would have been in had the Change Adjustment not occurred taking account of any increased risk to the Project;
or

3.1.2 in the case of a Change Adjustment required in the circumstances set out in clause 20.3.3, left in at least the same financial position as it would have been had the Capital Contribution been paid by the Council on the Capital Contribution Date,

so that in the case of paragraphs 3.1.1 and 3.1.2 the Annual Service Fee shall be adjusted to ensure that the Nominal Equity IRR in the Change Adjustment Financial Model is the same as the Nominal Equity IRR shown in and calculated in accordance with the Adjusted Financial Model. Such adjusted Annual Services Fee shall be determined in accordance with the following procedures and requirements:

3.1.3 there shall be entered into the Change Adjustment Financial Model all costs, losses or reductions in revenue or, as the case

- may be all savings and increases in revenue associated with the Change Adjustment; and
- 3.1.4 the Annual Service Fee shall be adjusted so that when applied to the Change Adjustment Financial Model the Adjusted Financial Model shows an average Project Debt Service Cover Ratio and minimum Debt Service Cover Ratio equal to or greater than the relevant ratio as shown in the Base Case Financial Model and an average Loan Life Cover Ratio and minimum Loan Life Cover Ratio equal to or greater than the relevant ratio as shown in the Base Case Financial Model for each Forecast Period to the Final Maturity Date; and
- 3.1.5 if, having carried out the procedure and processes detailed in paragraph 3.1 the Nominal Equity IRR has materially increased from the Adjusted Financial Model, the Contractor shall, if requested by the Council provide reasonable evidence that the increase in the Nominal Equity IRR is as a result of applying the procedure and processes in paragraph 3.1 and has been kept to the minimum level necessary to apply these procedures.
- 3.1.6 the adjustments to the Annual Services Fee shall come into effect on the Revision Date.
- 3.2 The preparation of the Change Adjustment Financial Model and the Annual Services Fee pursuant to paragraph 3.1 shall be carried out by the Contractor and its advisers. The Council and its advisers shall be granted full access to electronic copies of the Change Adjustment Financial Model in order to satisfy them that the adjustments have been made in accordance with this Part 10 of the Schedule.
- 3.3 This Agreement shall be deemed to have been amended to reflect the Annual Services Fee with effect from the Revision Date.
- 3.4 Any amendment made to this Agreement pursuant to paragraph 3.1 in respect of a Change Adjustment shall be in full satisfaction of the claim in respect of a change to the Unitary Charge of the Party who requested or

required the Change Adjustment in respect of that Change Adjustment, and such Party shall not have any other rights or remedies in respect thereof.

4. Updating the Adjusted Financial Model

4.1 Once the Change Adjustment Financial Model has been agreed between the Parties it shall, at the Revision Date be the Adjusted Financial Model for all purposes of this Agreement, subject to further revision in accordance with this Agreement.

4.2 Following the updating and revision of the Adjusted Financial Model pursuant to this Part 10 of the Schedule, the Contractor shall procure that the Adjusted Financial Model is lodged with the Council and the Third Party within ten (10) Business Days after the agreement or determination of the Annual Services Fee in accordance with this Part 10 of the Schedule, together with associated revisions to the assumptions used for the cell logic network, the financial model software and any accompanying documentation necessary to operate such financial model.

4.3 The Third Party will be required to hold the Adjusted Financial Model delivered pursuant to paragraph 4.2 in safe custody to be released to the Council only for the purposes of a Change Adjustment pursuant to this Part 10 of the Schedule.

5. Disputes

Any dispute arising out of or in respect of the operation of this Part 10 of the Schedule shall be referred to the Expert for determination.

PART 11 OF THE SCHEDULE: TERMINATION COMPENSATION

1. Calculation

1.1 The calculation of any payments, which are to be made pursuant to clause 23 (*Consequences of Termination*) upon termination of this Agreement, shall be made in accordance with provisions of this Part 11 of the Schedule.

2. Definitions, Interpretation and Construction

2.1 In this Part 11 of the Schedule the following expressions (in addition to those specified in Schedule 1 (*Definitions, Interpretation and Construction*)) shall, save where the context requires or admits, have the following meanings:

2.1.1 "**Adjusted Estimated Fair Value of the Agreement**" means the Estimated Fair Value of the Agreement, less an amount equal to the aggregate of:

- (a) the Post Termination Service Amounts for each Period or part of a Period from the Termination Date to the Compensation Date to the extent received by the Contractor (if a positive number);
- (b) the Tender Costs; and
- (c) amounts that the Council is entitled to set off or deduct under clause 17 (*Invoices and Payment*) in respect of the Unitary Charge for the Period in which the Termination Date falls and no other amount;

plus an amount equal to the aggregate of:

- (i) all credit balances on any bank accounts held by or on behalf of the Contractor (and which the Contractor is entitled to retain), on the date that the Estimated Fair Value of the Agreement is calculated; and
- (ii) any insurance proceeds and other amounts owing to the Contractor or the Council under the Contractor

Insurances to the extent not included in paragraph 2.1.1(i); and

- (iii) the Post Termination Service Amounts (if a negative number),

to the extent that:

- (1) paragraphs (i), (ii) and (iii) have not been directly taken into account in calculating the Estimated Fair Value of the Agreement; and
- (2) in the case of paragraphs (i) and (ii) the Council has received or is legally entitled to receive such amounts in accordance with this Agreement;

2.1.2 "**Adjusted Highest Compliant Tender Price**" means the price offered by the Compliant Tenderer (if any) with the highest tender price, less the aggregate of:

- (a) the Post Termination Service Amounts (if a positive number);
- (b) the Tender Costs (in the event that a tendering exercise is carried out); and
- (c) amounts that the Council is entitled to set off or deduct under clause 17 (*Invoices and Payment*) in respect of the Unitary Charge for the Period in which the Termination Date falls and no other amounts;

plus an amount equal to the aggregate of:

- (i) all credit balances on any bank accounts held by or on behalf of the Contractor on the date that the highest priced Compliant Tender is received;
- (ii) any insurance proceeds and other amounts owing to the Contractor or the Council, to the extent not included in 2.1.2(i); and
- (iii) the Post Termination Service Amounts (if a negative number),

to the extent that:

(A) (i), (ii) and (iii) have not been directly taken into account in that Compliant Tender; and

(B) in the case of (i) and (ii) the Council has received or is legally entitled to receive such amounts in accordance with this Agreement;

2.1.3 "**Breakage Costs**" means all amounts payable (including costs of early termination of interest rate or other hedging arrangements and early redemption of financing arrangements) by the Contractor pursuant to the Funding Agreement and the Hedging Agreement by reason of prepayment or failure to make payment on the due date or at the end of an interest period under the Funding Agreement and the Hedging Agreement as a result of the termination of this Agreement or as a result of the early termination of this Agreement net in all cases of any sums paid or credited to the Contractor in relation to early termination of interest rate or other hedging arrangements comprised in the Funding Agreement and the Hedging Agreement at the Termination Date;

2.1.4 "**Calculation Period**" means each period of six months, except that the first Calculation Period shall commence on the Termination Date and end on the next following 31 January or 31 July (being the end date for each calculation period in the Adjusted Financial Model) and each subsequent period shall commence on the day following the last day of the previous Calculation Period and the last Calculation Period shall be the period of six months or less ending on the Contract Expiry Date.

2.1.5 "**Change in Government Policy**" means a change in the policy of the UK Government or the Scottish Parliament which is discriminatory and would when applied to the retendering of this Agreement under clause 23.1.1 (*Retendering Election*) have the effect of materially reducing the amount that can be

realised by the Retendering Election from that which would have been realised through such a retendering immediately prior to the change in policy concerned declaring that for the purposes of this definition discriminatory shall mean a change in policy the terms of which apply to:

- (i) the Project and not to similar projects procured under Her Majesty's Government's Private Finance Initiative; and/or
- (ii) the Contractor or any successor, assignee or replacement Contractor and not to other persons; and/or
- (iii) contractors operating under Her Majesty's Government's Private Finance Initiative and not to other persons; and/or
- (iv) Private Finance Initiative projects relating to the education or accommodation sectors and not other sectors;

2.1.6 "**Compensation Date**" means either:

- (a) if paragraph 3.2 (*Retendering Procedure*) applies, the earlier of:
 - (i) the date that the New Contract is entered into; and
 - (ii) the date on which the Council pays the Adjusted Highest Compliant Tender Price to the Contractor; or
- (b) if paragraph 3.3 (*No Retendering Procedure*) applies, the date that the Adjusted Estimated Fair Value of the Agreement has been agreed or determined;

2.1.7 "**Compliant Tender**" means a tender that meets all of the Qualification Criteria;

2.1.8 "**Compliant Tenderer**" means a tenderer who submits a Compliant Tender;

2.1.9 "**Contractor Breakage Costs**" means the costs and expenses (including any costs in respect of redundancy and loss of profit) of:

- (i) the Building Contractor on the assumption that it has mitigated its loss arising under the Building Contract;
- (ii) any Service Provider on the assumption that it has mitigated its loss arising under any Service Provider Agreement; and
- (iii) any subcontractor where the amount of costs and expenses payable on early termination of the relevant subcontract as a result of early termination of this Agreement have been previously approved by the Council in writing (such approval not to be unreasonably withheld or delayed) on the assumption that such subcontractor has mitigated its loss,

including all reasonable and properly incurred costs of the Contractor (including without limitation all professional costs and expenses) incurred as a consequence of termination payable by the Contractor as a consequence of the early termination of this Agreement;

2.1.10 "**Contractor Default Termination Amount**" means:

- (i) where the Council properly exercises the Retendering Election, the Adjusted Highest Compliant Tender Price; and
- (ii) where the Council exercises the No Retendering Election or where clause 23.1.3 applies the Adjusted Estimated Fair Value of the Agreement;

2.1.11 "**Council Termination Compensation Amount**" shall have the meaning given in paragraph 5;

2.1.12 "**Equity**" means the equity commitment of the Contractor as shown in rows 167 and 178 of the funding sheet in the Adjusted Financial Model together with any additional

amounts paid to the Contractor to fund Changes with the prior consent of the Council;

- 2.1.13 "**Estimated Fair Value of the Agreement**" means the amount determined in accordance with paragraph 3.3 (*No Retendering Procedure*);
- 2.1.14 "**Force Majeure Termination Amount**" shall have the meaning given in paragraph 4;
- 2.1.15 "**Forecast Costs**" means the Qualifying Costs determined in accordance with paragraph 3.3.3(iii);
- 2.1.16 "**Forecast Revenues**" means the amount determined in accordance with paragraph 3.3.3(i);
- 2.1.17 "**Forecast Index**" means the forecast level of RPI from the Termination Date to the Contract Expiry Date (by reference to each Calculation Period), all expressed from the same base year and calculated by taking the average of such forecasts as are provided in the most recent publication by The Royal Bank of Scotland plc and any two other UK clearing banks (one to be selected by the Contractor and the other to be selected by the Council), and to the extent that the level of RPI to the Contract Expiry Date is not covered by all of such forecasts it shall be assumed to be at the same level as the average of the last year for which a forecast is given by all three institutions;
- 2.1.18 "**Funder**" means all or any of the persons who provide financing or funding in respect of this Agreement under the Financing Documents (including any permitted assignee or transferee thereof) and any counterparty to the Hedging Agreement;
- 2.1.19 "**Funding Agreement**" means the loan facilities agreement for the principal sum of up to
of the same date as this Agreement and made between the Contractor and The Royal Bank of Scotland plc pursuant to

which the Contractor has obtained finance to carry out the Contractor's obligations under this Agreement;

2.1.20 "**Hedging Agreement**" means the interest rate swap agreement of the same date of this Agreement entered into by the Contractor for the purpose of hedging or limiting the Contractor's interest rate exposure under the Funding Agreement as supplemented, novated, assigned or replaced from time to time in accordance with the provisions of this Agreement or the Funding Agreement;

2.1.21 "**Market Value of the Agreement**" means the amount payable by the New Contractor to the Council in consideration for entering into the New Contract;

2.1.22 "**Market Value Unavailability Deduction Amount**" means for any month or part of a month, an amount equal to the average Monthly Unavailability Deduction for the six months immediately preceding the Termination Date, less an amount equal to any Monthly Unavailability Deduction that was made for any incidents of Non Availability at the Termination Date but which space has subsequently become Available whether as a result of the Council performing the Services and/or carrying out the Rectification Works, incurring Rectification Costs or otherwise;

2.1.23 "**Maximum Unitary Charge**" means the Unitary Charge payable at any time before deductions under Part 9 of the Schedule (*Payment Mechanism*) in each Payment Year;

2.1.24 "**New Contract**" means an agreement on the same terms and conditions as this Agreement at the Termination Date and including liability for any claims the Council may have in respect of antecedent breaches of this Agreement, but with the following amendments:

- (i) if this Agreement is terminated prior to the Service Commencement Date, then the Programmed Building

Works Completion Date shall be extended by a reasonable period to allow a New Contractor to achieve the Service Commencement Requirements by the amended Programmed Building Works Completion Date and the Longstop Date as the case may be;

- (ii) any accrued Monthly Unavailability Deductions, Monthly Service Failure Deductions, Reporting Failure Deductions, Project Rectification Notices, Primary School Rectification Notices, Warning Notices, Formal Warning Notices and Final Warning Notices be cancelled;
- (iii) the term of such agreement shall be equal to the term from the Termination Date until the Contract Expiry Date; and
- (iv) such agreement shall provide for the payment of a lump sum consideration immediately on entry into the agreement;
- (v) any other amendments agreed with the Contractor;

2.1.25 "**New Contractor**" means the person who has entered or who will enter into the New Contract with the Council;

2.1.26 "**Post Termination Service Amount**" means for the purposes of paragraph 3.2 (*Retendering Procedure*) and paragraph 3.3 (*No Retendering Procedure*), for the whole or any part of a month for the period from the Termination Date to the Compensation Date, an amount equal to the Maximum Unitary Charge which would have been payable under this Agreement had this Agreement not been terminated, less an amount equal to the aggregate of:

- (i) the reasonable and proper costs to the Council of procuring the Service;
- (ii) the Market Value Unavailability Deduction Amount for that month; and

- (iii) the Rectification Costs incurred by the Council in that month;

2.1.27 "**Qualification Criteria**" means the criteria that the Council requires tenderers to meet as part of the Tender Process, which shall be:

- (i) compliance with the New Contract terms;
- (ii) the financial ability to pay the capital sum tendered and the financial and legal ability to deliver the Services for the price tendered;
- (iii) the tenderer has the expertise and experience required to provide the Services or similar services;
- (iv) the technical solution proposed by the tenderer is capable of delivering the Services;
- (v) each tenderer is independent of each other tenderer and in each case independent of the Council save that the Council may operate as a subcontractor of a tenderer if such subcontract is on bona fide arms length commercial terms; and
- (vi) any other tender criteria agreed by the Council and the Contractor;

2.1.28 "**Qualifying Costs**" means the costs identified in paragraph 3.3.3(ii) to be incurred by the Council from the Termination Date to the Contract Expiry Date;

2.1.29 "**Receivables**" means book debts and cash at bank (including any amounts standing to the credit of the Debt Service Reserve Account owing to or held by or on behalf of the Contractor provided that, for the purpose of this definition, book debts:

- (i) shall be included only to the extent that they shall have been paid by the date falling forty (40) Business Days after the Termination Date;
- (ii) shall include only debts incurred in connection with this Agreement; and

- (iii) shall include any amounts and/or contractual sums (net of costs, expenses and taxes) payable to the Contractor pursuant to the Hedging Agreement upon the termination thereof;

Provided further that for so long as the Funding Agreement remains in force there shall be excluded from this definition:-

- (a) any amounts of any bank account of the Contractor which represents dividends, distributions, repayments or interest which should have been paid by the Contractor to the Shareholders on or before the Termination Date but had not been as a result of the operation of the Financing Documents; and
- (b) any amount which the Funder has an unencumbered right to receive from the Contractor whether pursuant to the Financing Documents or otherwise.

2.1.30 "**Rectification Costs**" means an amount equal to the reasonable and proper costs incurred by the Council in a particular month or part of a month in carrying out the Rectification Works less the aggregate of:

- (i) any proceeds received or to be received from the Contractor Insurances; and
- (ii) any amount payable by the Council in respect of the Capital Costs involved in implementing a Change pursuant to an Agreed Appraisal which have not been paid but in respect of which the Contractor has undertaken building works but only to the extent that such works have been completed.

2.1.31 "**Rectification Works**" means the works (if any) carried out (in accordance with the standards prescribed in this Agreement) by or on behalf of the Council to restore the Project Facilities to the standards they should have been in at

the date of termination had the Contractor complied with all of its requirements pursuant to this Agreement;

- 2.1.32 "**Senior Debt**" means, subject to clause 17.11.6 (*Refinancing*) at any time, the aggregate of all amounts (including principal, interest, default interest, fees and expenses, such interest to include interest accruing from the Termination Date until the due date for payment of any amount of Senior Debt under this Part 11 of the Schedule), due, owing, outstanding or payable to the Funder under the Funding Agreement at any time other than Breakage Costs;
- 2.1.33 "**Subordinated Debt**" means the debt or debts of the Contractor to the Subordinated Lenders pursuant to the Subordinated Loan Agreements as at the Termination Date;
- 2.1.34 "**Subordinated Lenders**" means M J Gleeson Group plc and Royal Bank Project Investments Limited and their respective assignees, transferees or successors as providers of the Subordinated Debt;
- 2.1.35 "**Subordinated Loan Agreements**" has the meaning given in the Funding Agreement;
- 2.1.36 "**Suitable Substitute Contractor**" has the meaning given to it in the Funder's Direct Agreement;
- 2.1.37 "**Tender Costs**" means the reasonable and proper costs of the Council incurred in carrying out the Tender Process and/or in connection with any calculation of the Estimated Fair Value of the Agreement;
- 2.1.38 "**Tender Price Long Stop Date**" means the date of expiry of the relevant period stipulated in paragraph 3.2.9 by which the Adjusted Highest Compliant Tender Price is to have been paid;
- 2.1.39 "**Tender Process**" means the process by which the Council requests tenders from any parties interested in entering into a New Contract, evaluates the responses from those interested parties, negotiates and enters into a New Contract with a New

Contractor, in accordance with paragraph 3.3 (*Retendering Procedure*);

2.1.40 "**Tender Process Monitor**" means an independent third party appointed pursuant to paragraph 3.2.14;

2.1.41 "**Termination Date Project IRR**" means at the Termination Date the Termination Swap Rate plus the Termination Margin;

2.1.42 "**Termination Margin**" means the margin on the Senior Debt as at the Termination Date and identified in the Adjusted Financial Model;

2.1.43 "**Termination Senior Debt**" means the Senior Debt outstanding at the Termination Date;

2.1.44 "**Termination Swap Rate**" means the market rate (assuming a counter party of the highest credit rating excluding any credit spread or other margins particular to an individual swap counter party) at the date of termination for a LIBOR-BBA-GBP swap based upon notional amounts reflecting the Termination Senior Debt and assuming repayment thereof in accordance with the repayment profile which would have been applicable had the Funding Agreement continued in force in accordance with their terms;

2.1.45 "**Unexpired Term**" means the period from the Termination Date to the Contract Expiry Date.

3. Calculation of Contractor Default Termination Amount

3.1 Subject to paragraphs 3.2 and 6 the Contractor Default Termination Amount shall be calculated as follows:

3.1.1 where the Council is entitled to and proceeds with the Retendering Election the Adjusted Highest Compliant Tender Price; and

3.1.2 where the Council proceeds or is required to proceed with the No Retendering Election the Estimated Fair Value of the Agreement.

3.2 Retendering Procedure

Where the Council is entitled to and elects to retender the provision of the Service under clause 23.1.1 (i) (*Retendering Election*), then the following provisions shall apply:

- 3.2.1 The object of the Tender Process shall be to enter into a New Contract with the Compliant Tenderer that offers the highest lump sum capital payment as the tender price to enter into the New Contract;
- 3.2.2 The Council shall use all its reasonable endeavours to complete the Tender Process as soon as practicable;
- 3.2.3 The Council shall as soon as reasonably practicable notify the Contractor and the Funder or its agent of the Qualification Criteria (in so far as possible) and the other requirements and terms of the Tender Process, including the timing of the Tender Process but shall act reasonably in setting such requirements and terms;
- 3.2.4 The Contractor authorises the release of any information by the Council under the Tender Process which would otherwise be prevented under clause 30 (*Confidentiality*) that is reasonably required as part of the Tender Process;
- 3.2.5 For all or any part of a Period, falling within the period from the Termination Date to the Compensation Date, the Council shall pay to the Contractor:
 - (i) the Post Termination Service Amount for that Period, on or before the date falling ten (10) Business Days after the end of that Period; and
 - (ii) the Post Termination Service Amount for the period ending on the Compensation Date, on or before the date falling twenty (20) Business Days after the Compensation Date;
- 3.2.6 If any Post Termination Service Amount is less than zero then it shall be carried forward and shall be set off against any

- future positive Post Termination Service Amounts. If any such Post Termination Service Amount has not been set off on or before the Compensation Date then it shall be set off against the Adjusted Highest Compliant Tender Price;
- 3.2.7 As soon as practicable after tenders have been received, the Council shall (acting reasonably) determine the Compliant Tenders and shall notify the Contractor of the Adjusted Highest Compliant Tender Price;
- 3.2.8 If the Contractor refers a Dispute relating to the Adjusted Highest Compliant Tender Price to Dispute Resolution Procedure in accordance with clause 29 (*Dispute Resolution Procedure*), the Council shall none the less be entitled to enter into a New Contract. The Council shall pay to the Contractor the Adjusted Highest Compliant Tender Price on or before the date falling twenty (20) Business Days after it has been determined in accordance with clause 29 (*Dispute Resolution Procedure*);
- 3.2.9 If the Council has not paid an amount equal to the Adjusted Highest Compliant Tender Price to the Contractor on or before the date falling one year after the Termination Date then the following provisions of this paragraph 3.2 shall not apply to that termination and the provisions of paragraph 3.3 (*No Retendering Process*) shall apply instead;
- 3.2.10 If the Adjusted Highest Compliant Tender Price is zero or a negative number then, on entering into the New Contract with the New Contractor, the Council shall have no obligation to make any payment to the Contractor pursuant to this Part 11 of the Schedule and the Council shall be released from all liability to the Contractor for breaches and/or termination of this Agreement and any other Project Document whether under contract, delict, restitution or otherwise save for any antecedent liability of the Council which arose prior to the Termination

Date (but not from the termination itself) that has not already been taken into account in determining the Adjusted Highest Compliant Tender Price;

- 3.2.11 If the Adjusted Highest Compliant Tender Price is less than zero then (to the extent that the Contractor has the ability to pay such amount only) an amount equal to the Adjusted Highest Compliant Tender Price shall be due and payable by the Contractor to the Council on the date of the New Contract;
- 3.2.12 The Council may elect at any time to follow the no retendering procedure under paragraph 3.3 (*No Retendering Procedure*) by notifying the Contractor that this election has been made.
- 3.2.13 If the Council elects to follow the procedure under paragraph 3.3 (*No Retendering Procedure*) after it has received Compliant Tenders under the Tender Process, but prior to the Tender Price Long Stop Date, then the Council shall pay to the Contractor, on or before the date falling twenty (20) Business Days after the date on which the Adjusted Estimated Fair Value of the Agreement has been agreed or determined in accordance with paragraph 3.3 (*No Retendering Process*) an amount equal to the higher of the Adjusted Highest Compliant Tender Price and the Adjusted Estimated Fair Value of the Agreement together with (in the case of the Adjusted Estimated Fair Value of the Agreement) interest thereon at the Prescribed Rate from the Termination Date to the due date for payment under this paragraph 3.2.13;
- 3.2.14 The Contractor may at its own cost appoint a person for the purpose of monitoring and reporting to the Contractor and the Funder on the Council's compliance with the Tender Process (the "**Tender Process Monitor**"). The Contractor shall procure that the Tender Process Monitor has adequate resources available to carry out the functions of the Tender Process Monitor.

- 3.2.15 The Tender Process Monitor shall be entitled to attend all meetings relating to the Tender Process, inspect copies of all the tender documentation and bids and make representations to the Council as to compliance with the Tender Process. The Council shall give the Tender Process Monitor at least forty eight (48) hours of any meetings that the Tender Process Monitor is entitled to attend. The Council shall be entitled to proceed with any such meeting notified but which the Tender Process Monitor fails to attend.
- 3.2.16 The Tender Process Monitor shall be entitled to make representations to the Council concerning material irregularities or other material non-compliance of which it becomes aware with the Tender Process provided that failure by the Tender Process Monitor to do so shall not limit the Council's obligations to comply or its liability for not complying with this paragraph 3. The Council shall not be bound to consider or act upon such representations but acknowledges that such representations may be put to the Expert in the event of a disagreement as to compliance by the Council with its obligations hereunder and/or the Adjusted Highest Compliant Tender Price. Where representations are put to the Expert for determination the Tender Process Long Stop Date shall be extended by a period equal to the time taken by the Expert to reach his determination. The Tender Process Monitor will not disclose confidential information received by the Council as part of the Tender Process to the Contractor or Funder but shall be entitled to advise the Contractor and Funder as to whether it considers that the Council has acted in accordance with the Tender Process that the Tender Process has determined the Adjusted Highest Compliant Tenders Price.
- 3.2.17 From the Termination Date until the Compensation Date the Council shall to the extent it maintains and operates the Project

Facilities maintain and operate them in accordance with its statutory duties as an education authority in terms of the Education Acts (provided such maintenance, operation and/or Rectification Works shall be conducted in accordance with Good Industry Practice and to a standard required by the Council Requirements) and shall keep the Funder (or its Agent) fully informed of such operations and maintenance including the extent of any Rectification Works to be effected, the progress thereof, any Rectification Costs during such period and shall allow the Funder and its advisers reasonable access to the Project Facilities to review the condition thereof and any works or operation being conducted by or on behalf of the Council.

3.3 No Retendering Procedure

If either clause 23.1.3 applies, or the Council exercises the No Retendering Election then the following procedure shall apply:

3.3.1 Subject to paragraph 3.3.2 below, the Contractor shall not be entitled to receive any Post Termination Service Amount.

3.3.2 If the Council elects to require determination by an Expert in accordance with this paragraph 3.3 after it has elected to follow the procedure under paragraph 3.2 (*Retendering Procedure*), then the Council shall continue to pay to the Contractor the Post Termination Service Amount until the Compensation Date, in accordance with paragraph 3.2 (*Retendering Procedure*).

3.3.3 The Estimated Fair Value of the Agreement shall be calculated as at the Termination Date on the following basis:

- (i) Forecast Revenues shall be the amount forecast to be paid by the Council for the Services in each Calculation Period, being the Unitary Charge but for the purposes hereof, the Indexation Factor shall be

modified so as to replace the use of RPI therein with the Forecast Index;

- (ii) Qualifying Costs shall be the total of all reasonable costs forecast to be properly incurred by the Council each Calculation Period, such costs to be provided on a "real" basis and to include (without double counting);
- (1) a reasonable risk assessment of any likely cost overruns;
 - (2) the reasonable costs forecast to be properly incurred by the Council in procuring the Services itself to the standard required by the Service Specification (including forecast maintenance costs); and
 - (3) any Rectification Costs required to deliver the Services to the standard required by the Council Requirements (including any costs forecast to complete the Building Works in a reasonable period);

in each case such costs to be forecast to a level that will provide the Services to the standards required by this Agreement;

- (iii) Forecast Costs shall be the amount equal to the Qualifying Costs to be incurred by the Council in each Calculation Period, such amount to be multiplied by:

$$1 + \frac{I_n - I_b}{I_b}$$

Where in the Calculation Period in which the Qualifying Costs arise:

- (a) I_b is the RPI as at the Termination Date; and
- (b) I_n is the Forecast Index for the relevant Calculation Period.

(iv) For each Calculation Period, the Forecast Costs for that Calculation Period shall be deducted from the Forecast Revenues for that Calculation Period and the resultant figure for each Calculation Period shall be discounted back to the Termination Date using the Termination Date Project IRR as the discount rate (assuming that the Forecast Revenues and Forecast Costs occurred on the last day of each relevant Calculation Period).

3.3.4 If the parties cannot agree on the Estimated Fair Value of the Agreement on or before the date falling twenty (20) Business Days after the date on which the Council elected to require (or by virtue of clause 23.1 was required) to refer the matter for determination by an Expert in accordance with this paragraph 3.3, then the Estimated Fair Value of the Agreement shall be determined in accordance with clause 29 (*Dispute Resolution Procedure*).

3.3.5 To the extent that the Adjusted Estimated Fair Value of the Agreement is less than zero, then an amount equal to the Adjusted Estimated Fair Value of the Agreement shall be due and payable by the Contractor to the Council (to the extent that the Contractor has the ability to pay such amount only) on the Compensation Date.

4. Calculation of Force Majeure Termination Amount

4.1 The Force Majeure Termination Amount shall be calculated in accordance with the following formula:

$$\text{Force Majeure Termination Amount} = \text{A} + \text{B} + \text{NV} + \text{SD} + \text{CBC} - \text{C}$$

where:

4.1.1 "A" is the Senior Debt as at the due date of payment less the Receivables;

- 4.1.2 "B" is the Breakage Costs together with interest thereon at the Applicable Rate from the Termination Date to the due date for the payment hereunder;
- 4.1.3 "NV" (being not less than zero) is the nominal value of the Equity less any dividends and other distributions paid to the shareholders and the Contractor prior to the Termination Date;
- 4.1.4 "SD" (being not less than zero) is an amount equal to the Subordinated Debt less an amount equal to the aggregate of all payments of interest on the Subordinated Debt prior to the Termination Date;
- 4.1.5 "CBC" is the Contractor Breakage Costs; and
- 4.1.6 "C" is the net amounts due and payable by the Contractor to the Council under this Agreement as at the Termination Date provided that the deduction of such net amounts referred to in this paragraph 4.1.6 does not result in the payment to be made by the Council less than the aggregate of the amounts in paragraphs 4.1.1 and 4.1.2.

5. Calculation of Council Termination Compensation Amount

- 5.1 The Council Termination Compensation Amount shall be calculated in accordance with the following formula:

$$\text{Council Termination Compensation Amount} = A+B+CBC+NV$$

where:

- 5.1.1 "A" is the Senior Debt as at the due date of payment less the Receivables;
- 5.1.2 "B" is the Breakage Costs together with interest thereon at the Applicable Rate from the Termination Date to the due date for the payment hereunder;
- 5.1.3 "CBC" is the Contractor Breakage Costs; and
- 5.1.4 "NV" is the nominal value of the Equity and Subordinated Debt and all dividends, distribution and interest payable thereon for the entire duration of this Agreement as forecast in

the Base Case Financial Model as at the Contract Award Date (under deduction of distributions (including interest on the repayment of principal) already paid prior to the Termination Date) each amount to be discounted back at the Nominal Equity IRR from the date on which it was shown to be payable in the Base Case Financial Model to the Termination Date.

6. Calculation of Corrupt Gifts Termination Amount

6.1 The Corrupt Gifts Termination Amount shall be calculated in accordance with the following formula:

Corrupt Gifts Termination Amount = A+B

Where

6.1.1 "A" is the Senior Debt as at the date of payment;

6.1.2 "B" is the Breakage Costs together with interest thereon at the Applicable Rate from the Termination Date to the due date for the payment hereunder.

PART 12 OF THE SCHEDULE: BENCHMARKING

1. Introduction

- 1.1 The procedure set out in this Part 12 of the Schedule (*Benchmarking*) shall be implemented in relation to the benchmarking and/or market testing of the Benchmark Services.

2. Definitions, Interpretation and Construction

- 2.1 The provisions of Part 1 of the Schedule (*Definitions, Interpretation and Construction*) shall apply and have effect in relation to the words and expressions used in this Part 12 of the Schedule.

3. Timing of the Benchmarking Exercise

- 3.1 The Contractor shall undertake a benchmarking exercise (the "**Benchmarking Exercise**") at its own cost in respect of the Benchmark Services prior to every Benchmark Date in sufficient time to complete and agree the Benchmark Price with the Council in accordance with the provisions of this Part 12 of the Schedule.
- 3.2 The Contractor shall carry out the Benchmarking Exercise to establish whether the Current Price offers value for money to the Council when compared with the costs of and working practices in delivering substantially similar services during the same period to either the Council or third parties who require similar services on a similar basis in locations similar in terms of population density and economic activity to the Project Sites.

4. Completing the Benchmarking Exercise

- 4.1 The Contractor shall before the date falling six (6) months prior to each Benchmark Date identify a methodology for undertaking the Benchmarking Exercise. Insofar as reasonably practicable the methodology will ensure that there is comparison of services on a like for like basis to reflect the quality and scope of the Benchmark Services and

the obligations undertaken by the Contractor (whether by itself or by a subcontractor or Service Provider) under this Agreement which may include the comparison of similar services provided to the Council or third parties and liaison with other service providers, benchmarking clubs and/or independent benchmarking agencies as may be able to assist in comparing the cost of the Benchmark Services with an appropriate benchmark.

- 4.2 The Council shall on or before the date falling two (2) months after the date referred to in paragraph 4.1 approve the methodology referred to in paragraph 4.2.
- 4.3 In default of agreement of the methodology referred to in paragraph 4.1 either Party may refer the matter to the Expert for determination pursuant to the Dispute Resolution Procedure.

5. **Preparation of the Benchmark Report**

- 5.1 On or before a date falling two (2) months from the date on which the methodology for the Benchmarking Exercise has been agreed or determined in accordance with paragraphs 4.2 and 4.3 the Contractor shall submit to the Council a report detailing the results of the Benchmarking Exercise (the "**Benchmark Report**") and setting out:-
- 5.1.1 a breakdown of the costs, overheads and profit attributable to the Benchmark Services and comprised in the Benchmark Price;
 - 5.1.2 the Benchmark Price;
 - 5.1.3 the Current Price; and
 - 5.1.4 an analysis of the differences between the price information received during the Benchmark Exercise and the Current Price including such factors as the age of the Project Facilities, the costs of changing working methods and practices, capital investment required or any credit enhancement or similar financial support of the Service Providers obligations under the

Service Level Agreement required by the Contractor or the Funders.

6. Implementation of the Benchmark Report

6.1 Following the agreement or determination of the Benchmark Price there shall be a Change Adjustment and to the extent that:

6.1.1 the Benchmark Price is higher than the Current Price the Benchmark Price shall be reduced by fifty per cent (50%) of the difference between the Current Price and the Benchmark Price and the reduced Benchmark Price shall be substituted for the Current Price in the Adjusted Financial Model; or

6.1.2 the Benchmark Price is lower than the Current Price the Benchmark Price shall be increased by fifty per cent (50%) of the difference between the Benchmark Price and the Current Price and the increased Benchmark Price shall be substituted for the Current Price in the Adjusted Financial Model,
with effect from the relevant Benchmark Date.

6.2 Where the Parties cannot agree the Benchmark Price the Parties may:

6.2.1 request that a Market Test Exercise be completed in accordance with paragraph 7; or

6.2.2 agree that the Current Price will be retained.

7. Market Test

7.1 In the event that either Party does not agree with the content of the Benchmark Report then that Party may request that a Market Test Exercise be completed.

7.2 Where a Market Test Exercise is required the Contractor shall prepare and deliver to the Council the Market Test Proposal to establish whether the Current Price of the Benchmark Services offers value for money to the Council when compared with the costs of and working practices in delivering substantially similar services during the same period to either the Council or third parties who require similar services on a similar basis

in locations similar in terms of population density and economic activity to the Project Sites. Either Party shall have the right to object to the selection of any person as a prospective tenderer in respect of the provision of the Benchmarked Services if, on the basis of responses to technical and financial questionnaires it reasonably believes that such a person could not be expected to deliver the Benchmarked Services in accordance with the requirements of this Agreement, the Supplemental Project Documents and/or the Supplemental Funding Documents and such person shall not be invited to tender.

- 7.3 The Contractor shall be obliged to manage the Market Testing Exercise in accordance with the Market Test Proposal.
- 7.4 The costs of the Contractor, reasonably and properly incurred, in implementing the Market Test Proposal shall be borne by the Party requesting the Market Test Exercise pursuant to paragraph 7.1.
- 7.5 Following the implementation of the Market Test Proposal the Parties shall jointly review the tenders received and identify the tender that satisfies the requirements of the Market Test Proposal and offers the most economically advantageous price for the Benchmark Services.
- 7.6 Where the Market Test Exercise has been requested by the Contractor in terms of paragraph 7.1, following the agreement or determination of the Market Test Price there shall be a Change Adjustment and to the extent that where:
- 7.6.1 the Market Test Price is higher than the Current Price the Market Test Price shall be reduced by fifty per cent (50%) of the difference between the Current Price and the Market Test Price and reduced Market Test Price substituted for the Current Price in the Adjusted Financial Model; or
- 7.6.2 the Market Test Price is lower than the Current Price the Market Test Price shall be increased by fifty per cent (50%) of the difference between the Market Test Price and the Current Price and the increased Market Test Price substituted for the Current Price in the Adjusted Financial Model,

with effect from the relevant Benchmark Date.

7.7 When the Market Test Exercise has been requested by the Council in terms of paragraph 7.1, following the agreement or determination of the Market Test Price there shall be a Change Adjustment and the Market Test Price shall be substituted for the Current Price in the Financial Model with effect from the relevant Benchmark Date.

7.8 Where the Market Test Exercise does not produce a tender which satisfies the requirements the Market Test Proposal the Parties agree to revert to paragraph 6.1 and implement the Benchmark Price save where it was not possible to determine a Benchmark Price in which case the Current Price will be retained.

8. Disputes

Any Dispute under this Part 12 of the Schedule shall be determined by the Expert in accordance with the Dispute Resolution Procedure.

PART 13 OF THE SCHEDULE: TRANSFERRED EMPLOYEES

This section is redacted.

PART 14 OF THE SCHEDULE: CHANGE PROCEDURE

1. Change requested by the Contractor

- 1.1 The Contractor may request a Change by serving a notice on the Council setting out a general description of the Change requested (a "**Contractor Change Notice**"). Any Contractor Change Notice shall contain the information required by paragraph 3.1
- 1.2 Where a Contractor Change Notice requests a Change required by a Change in Law the provisions of paragraph 3 shall apply.
- 1.3 The Contractor shall be obliged to serve a Contractor Change Notice in respect of any Change required to implement a Change in Law as soon as reasonably practicable following identification of that Change in Law.
- 1.4 Within ten (10) Business Days of receipt of the Contractor Change Notice the Council shall confirm whether or not the Council consents to the carrying out of the Change by issuing a notice (a "**Consent Notice**").
- 1.5 The costs of carrying out a Change pursuant to a Contractor Change Notice will be allocated pursuant to paragraph 4.
- 1.6 The Contractor will not be required to serve a Contractor Change Notice to implement or incorporate into the Building Works Specification any matter for which Reviewable Documents have been submitted to the Council in terms of paragraph 4 of Part 4 of the Schedule (*Building Works Provisions*).

2. Changes requested by the Council

- 2.1 The Council may request a Change by serving a notice on the Contractor setting out a general description of the Change requested including such details as it is reasonably practicable for the Council to provide (a "**Council Change Notice**").
- 2.2 The Contractor shall within ten (10) Business Days of receipt of the Council Change Notice inform the Council in writing of the following:
 - 2.2.1 in respect of any Change, whether in the reasonable opinion of the Contractor the Change would:

- (i) so adversely affect the structure, design life or function of the Project Facilities that the Contractor would incur material additional costs in performing the Services;
 - (ii) result in:
 - (a) the Contractor being prevented from meeting the Service Specification; or
 - (b) any Legislation or Required Consent being breached or would be a departure from Good Industry Practice;
 - (iii) during implementation or when implemented would be reasonably likely to jeopardise the safety of any relevant persons;
 - (iv) require the consent to be obtained from any third party whose consent cannot be obtained by the Contractor using reasonable endeavours;
- 2.2.2 the Contractor's *bona fide* initial estimate of the cost of or saving in carrying out the Change;
- 2.2.3 in the case of a Change requested prior to any of the Service Commencement Dates, the impact (if any) on the Programmed Completion Dates; and
- 2.2.4 provide the Contractor's reasonable estimate of the cost and time (which shall not exceed twenty (20) Business Days) of preparing the Appraisal.
- 2.3 The Council shall within ten (10) Business Days of receipt of the information or notification given pursuant to paragraph 2.2 inform the Contractor whether or not the Contractor is instructed to prepare the Appraisal.
- 2.4 The Council will be required to instruct the Appraisal where the Change is required to implement a Change in Law.

3. The Appraisal

- 3.1 The Contractor will undertake a review of the relevant Change requested by the Council Change Notice or the Contractor Change Notice as the case may be, and taking into account the nature of the Change and its impact on the Project, will produce a report (the "**Appraisal**") which shall set out or include:
- 3.1.1 the Capital Cost of implementing the Change;
 - 3.1.2 any Capital Cost Increase or Capital Cost Saving;
 - 3.1.3 the additional financing costs (if any) which will be incurred in funding the costs of the Change including but not limited to interest on the fees and on the sums drawn down to meet the Capital Cost and, in the case of a Change requested prior to any of the Service Commencement Dates, additional interest payable by reason of the delay in achieving any of the Service Commencement Dates all calculated so that the Contractor's internal rate of return as set out in the Adjusted Financial Model will be the same as if the Change had not been undertaken (unless such rate of return increases as a result of applying the procedure and processes in paragraph 3.1 of Part 10 of the Schedule (*Change Adjustment*));
 - 3.1.4 the Recurrent Cost of implementing the Change including the costs of preparing the Appraisal;
 - 3.1.5 any Recurrent Cost Increase or Recurrent Cost Saving;
 - 3.1.6 a schedule of the Required Consents which, in the opinion of the Contractor, will be required to be obtained or the existing Required Consents which require to be amended to give effect to the Change;
 - 3.1.7 details of any anticipated adverse (or beneficial) effect on the provision of any of the Services and/or the Building Works and proposals for mitigating (or enhancing) such effect together with the cost impact (if any) on the Unitary Charge;
 - 3.1.8

- (i) an assessment of the adjustment to the Unitary Charge necessary to reflect the impact of the costs or savings identified pursuant to paragraphs 3.1.1 and 3.1.5 as a result of carrying out the Change giving proposals as to any increase or reduction in the Unitary Charge and the date(s) from which the Unitary Charge shall be adjusted; and
- (ii) an assessment of the lump sum required from the Council to fund the Change where such Change does not involve any Recurrent Costs without adjustment to the Unitary Charge to reflect the impact of the costs or savings identified pursuant to paragraphs 3.1.1 and 3.1.5 above and proposals as to how and when the Contractor should be reimbursed during the carrying out of the Change.

3.1.9 where the Contractor is of the reasonable opinion that the Change may result in the Contractor being prevented from meeting the Building Works Specification or the Service Specification or any element thereof details of how such an effect can be mitigated (if at all) and the estimated cost (if any) of doing so;

3.1.10 where the Appraisal is required as a result of a Change in Law an assessment of the responsibility for the costs of implementing a Change pursuant to paragraph 4;

3.1.11 in the case of a Change requested prior to any of the Service Commencement Dates, where a Change will require an extension to any of the Programmed Completion Dates or the Longstop Date the Contractor shall consider whether it is practicable to accelerate progress of the development so as to eliminate or mitigate the amount of extension required and if it is so practicable shall provide the Council with the cost for

achieving the accelerated Programmed Building Works Completion Dates or the Longstop Date.

3.2 Following the completion of the Appraisal, the Contractor may notify the Council that it is declining to implement a Council Change required by the Council Change Notice (other than a Change required to implement a Change in Law or a Council Financial Change) because:

- 3.2.1 it is not technically feasible or is otherwise impracticable; or
- 3.2.2 it is or is likely to be illegal or unsafe; or
- 3.2.3 will or is likely to result in a Required Consent being breached; or
- 3.2.4 is dependent upon the amendment of a Required Consent or the issue of a new Required Consent, which the Contractor has failed to obtain, despite having used reasonable endeavours; or
- 3.2.5 it will result in or is likely to result in:-
 - (i) an increased risk of Deductions being incurred; or
 - (ii) the Contractor being in breach of any of its obligations under this Agreement, the Project Documents or the Supplemental Project Documents or Supplemental Funding Documents,

unless the Council agrees the consequential changes required to this Agreement, the Project Documents, the Supplemental Project Documents and/or the Supplemental Funding Documents in order to remove fully such increased risk; or

3.2.6 would (or could reasonably be expected to) result in an adverse affect on the structural or mechanical performance and/or function or design of the Project Facilities, unless the Council agrees to the consequential changes required to the Project Documents, the Supplemental Project Documents and/or the Supplemental Funding Documents in order to remove fully such adverse effect.

3.3 Where the Contractor refuses to implement a Council Change pursuant to paragraph 3.2 the Council will be entitled to implement the relevant

Council Change without requiring the Contractor to implement the relevant Council Change and shall indemnify the Contractor in respect of all Losses incurred as a result of the implementation of that Council Change.

3.4 In preparing the Appraisal the Contractor must demonstrate to the Council that:

3.4.1 the Nominal Equity IRR immediately prior to the date of the Change will not increase as a direct result of the Change (unless such increase is a result of applying the procedure and processes set out in paragraph 3.1 of Part 10 of the Schedule (*Change Adjustment*)); and

3.4.2 the Capital Costs and/or Recurrent Costs reflect current market costs at the date of the Appraisal.

3.5 **Agreeing the Appraisal**

3.5.1 Save in the circumstances set out in paragraph 3.2 the Parties shall acting reasonably endeavour to agree the Appraisal and identify the Relevant Costs or the Relevant Savings submitted pursuant to paragraph 3.1. In the event of any Dispute as to any part of the Appraisal such Dispute shall be referred to the Dispute Resolution Procedure. The Appraisal shall be amended as determined by the Dispute Resolution Procedure PROVIDED THAT save in respect of a Change required to implement a Change in Law the Expert shall not be empowered to require or in any way oblige the Council to instruct a Change pursuant to this Agreement or otherwise.

3.5.2

(i) Save where the Contractor has notified the Council that it is declining to implement a Change in the circumstances set out in paragraph 3.2, and subject to paragraph 3.5.2 (ii) upon agreement or, as the case may be, determination of the Appraisal pursuant to paragraph 3.5.1 (the "**Agreed Appraisal**"), the Council

may in its sole discretion direct that the Contractor carry out the Change requested by the Council in accordance with the Agreed Appraisal by giving written notice (a "**Confirmation Notice**"). If the Council does not issue a Confirmation Notice within twenty (20) Business Days of the Agreed Appraisal then subject to paragraph 3.5.2(ii) the Change shall be deemed not to have been instructed.

- (ii) The Council shall not be entitled to withhold a Confirmation Notice where the Change is required to implement a Change in Law. If the Council does not issue a Confirmation Notice within twenty (20) Business Days of the Contractor's request that it does so issue a Confirmation Notice then the Change shall be deemed to have been instructed in accordance with the Agreed Appraisal.
- (iii) In the event that the Council does not issue a Confirmation Notice as required by paragraph 3.5.2 (i) in respect of a Change requested by the Council, the Council shall pay to the Contractor the cost of preparing the Appraisal or, as the case may be, the Agreed Appraisal.
- (iv) To the extent that:
 - (1) the Council has not issued a Confirmation Notice or a Confirmation Notice has not been deemed to have been issued pursuant to paragraph 3.5.2(ii); and,
 - (2) where the Council is responsible for the costs of a Change pursuant to paragraph 4, and a Change Adjustment has not been implemented pursuant to Part 10 of the Schedule (*Change Adjustment*)

the Contractor will not be required to implement a Change required as a result of a Change in Law and shall not be in breach of clause 35 (*Compliance with Legislation*).

4. Funding of the Relevant Costs

4.1 The Contractor will be required to fund all Relevant Costs referred to in paragraph 4.4 without entitlement to a Change Adjustment.

4.2 Subject to the provisions of paragraph 4.3 where the Agreed Appraisal has identified Relevant Savings there shall be a Change Adjustment to pass the benefit of the Relevant Saving on to the Council by way of a reduction in the Unitary Charge.

4.3 Where a Contractor Change Notice has identified Relevant Savings there shall be a Change Adjustment whereby the Contractor will be entitled to retain fifty *per centum* (50%) of the Relevant Saving.

4.4 The Contractor will be required to fund all Relevant Costs identified in an Agreed Appraisal following:-

4.4.1 a Contractor Change Notice to implement a Change other than a Change required to implement a Change in Law; and

4.4.2 a Council Change Notice or a Contractor Change Notice to implement a Change required to implement a Change in Law other than a Relevant Change in Law.

4.5 Where an Agreed Appraisal identifies Relevant Costs for which the Council is responsible pursuant to paragraph 4.8 the Contractor shall use reasonable endeavours to obtain a commercially acceptable offer of finance to fund the Relevant Costs.

4.6 Where the Contractor is unable to obtain an offer of finance pursuant to paragraph 4.5, the Council shall within ten (10) Business Days of the Contractor notifying the Council that it is unable to obtain an offer of finance: either:

4.6.1 confirm to the Contractor that the Council will finance the costs of the Change which costs will be payable as a lump sum in accordance with the Agreed Appraisal; or

- 4.6.2 notify the Contractor that the Council does not wish to proceed with the Change.
- 4.7 Where the Contractor has obtained finance to fund the Relevant Costs pursuant to paragraph 4.5 there shall be a Change Adjustment to increase the Unitary Charge to fund the Relevant Costs.
- 4.8 The Council will be required to fund all Relevant Costs identified in an Agreed Appraisal following:-
 - 4.8.1 a Council Change Notice to implement a Change other than a Change required to implement a Change in Law; and
 - 4.8.2 a Council Change Notice or a Contractor Change Notice to implement a Change required to implement a Relevant Change in Law.

PART 15 OF THE SCHEDULE: CONTRACTOR WARRANTIES

1. The details of the Contractor set out in Section 20 of the Schedule (*Contractor Details*) are true, complete and accurate in all respects, the share capital of the Contractor is wholly and beneficially owned by the parties as set out therein and save to the extent provided in the Funding Agreement no other person has any option or other rights to call for the issue or transfer to it of any share or loan capital of the Contractor.
2. The Contractor is a limited liability company, duly incorporated, validly existing under the laws of Scotland and possesses the capacity to sue and be sued in its own name.
3. The Contractor has full power and authority to enter into this Agreement and the Project Documents and to carry out the obligations thereof.
4. The entry into and performance by the Contractor of this Agreement or any of the Project Documents does not conflict with any Legislation.
5. The entry into and performance by the Contractor of this Agreement or any of the Project Documents does not conflict with any document which is binding upon it or any of its assets to the extent that such conflict would be reasonably likely to have a materially adverse effect on the ability of the Contractor to perform its obligations under this Agreement.
6. The Contractor has not traded since its incorporation or incurred any liabilities, other than in terms of this Agreement, the Supplemental Funding Documents or the Supplemental Project Documents.
7. So far as the Contractor is aware the Funding Agreement sets out the basis on which the Contractor will obtain debt funding facilities for the Project.

8. Each of the Completion Project Documents is in full force and (subject to satisfaction of any outstanding conditions precedent contained therein) effect and constitutes valid, binding and enforceable obligations of the parties to the relevant Completion Project Document, the copies of the Completion Project Documents which the Contractor has delivered to the Council are Certified Copies and there are not in existence any other agreements or documents replacing or relating to any of the Completion Project Documents which would materially affect the interpretation or application of any of the Completion Project Documents.
9. The Contractor has not taken any action nor have any steps been taken or legal proceedings been started or threatened against it for winding-up, dissolution or re-organisation, the enforcement of any Security Interest over its assets or for the appointment of a receiver, administrative receiver, or administrator, trustee, judicial factor or similar officer of it or of its assets.
10. No Contractor Default Event has occurred and no circumstances have arisen which may give rise to any Contractor Default Event.
11. No action, litigation, arbitration or administrative proceedings have been commenced, or, to the best of its information, knowledge and belief following the making of all reasonable inquiry, are pending or threatened, against the Contractor and nor is there subsisting any unsatisfied judgement, decree or award given against it by any court, arbitrator or other body.
12. No Security Interest exists over its assets, revenues or share capital other than as may be created pursuant to the Funding Agreement.

PART 16 OF THE SCHEDULE: DISPUTE RESOLUTION PROCEDURES

1. Introduction

- 1.1 Any Dispute arising in relation to any aspect of this Agreement shall be resolved in accordance with this Part 16 of the Schedule.

2. Resolution of disputes by *bona fide* discussions

- 2.1 The Parties shall each use reasonable endeavours to resolve any Dispute by means of prompt, *bona fide* discussion through the Project Liaison Committee.
- 2.2 Such discussion shall not be a pre-condition to the commencement of mediation, Expert determination and/or legal proceedings in the courts pursuant to paragraphs 3, 4 and 8.
- 2.3 Where the Parties are unable to resolve any Dispute through the Project Liaison Committee, and this Agreement does not specify a method of dispute resolution, the Project Liaison Committee shall determine the most appropriate method of dispute resolution for a particular Dispute.

3. Mediation and exceptions to mediation

3.1 Mediation

- 3.1.1 Either Party shall have the right at any time to refer a Dispute to mediation under the supervision of the Centre for Dispute Resolution Limited ("**CEDR**") in accordance with this paragraph 3.1 ("**Mediation**").
- 3.1.2 Mediation shall be conducted using a sole mediator (the "**Neutral**") (such expression not to exclude the presence of a pupil mediator) in or substantially in accordance with CEDR's Model Mediation Procedure ("**MMP**") for the time being in use. The Neutral shall be a CEDR-accredited mediator agreed between the Parties, or in default of agreement within ten (10)

Business Days of Notice to Mediate served pursuant to paragraph 3.1.4, appointed by CEDR.

3.1.3 The Parties agree to co-operate fully, promptly and in good faith with CEDR and the Neutral in the performance of their obligations under this paragraph 3.1 including the doing of all such acts and the signing of all such documents as CEDR or the Neutral may reasonably require to give effect hereto, including, CEDR's standard agreement to mediate on the terms of the MMP for the time being. Any breach or default by either Party of this paragraph 3.1.3 shall forthwith release the other Party from further compliance with this paragraph 3.1 and CEDR and the Parties from any mediation agreement signed between them (save for any accrued financial obligations to CEDR and/or the Neutral) and the mediation shall be deemed to be abandoned.

3.1.4 Mediation shall commence by either Party serving on the other written notice to mediate pursuant to this paragraph 3.1 (a "**Notice to Mediate**").

3.1.5 Unless agreed otherwise in the course of the procedure the mediation fees shall be borne in equal parts by the Parties and each Party shall bear its own costs of such mediation.

3.1.6 If and to the extent that the Parties do not resolve any Dispute or any issue therein following the application of this paragraph 3.1 either Party shall be at liberty to commence proceedings in the Scottish Courts in respect of such unresolved Dispute or issue in accordance with paragraph 8.

4. Expert

4.1 Either Party shall have the right at any time to refer a Dispute for determination by the Expert in accordance with the following conditions.

The First Notice

- 4.2 If any such Dispute arises then the Applicant may serve upon the other the Respondent a notice in writing (the "**First Notice**") which shall state in sufficient detail (i) the nature and a brief description of the Dispute, (ii) the remedy sought (iii) the legal basis for that remedy and (iv) a request to refer the Dispute to the Expert for determination. The First Notice shall be accompanied by relevant extracts from this Agreement including this paragraph.
- 4.3 The First Notice accompanied by the said extracts from this Agreement, shall also be served forthwith (where applicable) by the Applicant:
- 4.3.1 on the Expert (if any) named in this Agreement; or
- 4.3.2 on the Expert nominating body (if any) named in this Agreement with a request that it nominates an appropriate Expert within three (3) Business Days of receipt of the First Notice.
- 4.4 In the event that there is no Expert and no Expert nominating body named in this Agreement the Parties shall endeavour within three (3) Business Days of the date of the First Notice to agree upon a suitable Expert. Failing agreement the Applicant shall send a copy of the First Notice to the Chairman or failing him the Vice Chairman of the Scottish Branch of the Chartered Institute of Arbitrators (Arbiters) with a request that he appoint an appropriate Expert.

Appointment of Expert

- 4.5 Where paragraph 4.3.1 applies, within two (2) Business Days of receipt by the Expert of the First Notice the Expert shall notify both Parties in writing that:
- 4.5.1 the appointment is accepted as sent to him; or
- 4.5.2 the appointment cannot be accepted.
- 4.6 Where paragraph 4.3.2 applies the Expert nominating body shall notify both Parties the appointment of an Expert within three (3) Business Days of the said request.

- 4.7 Where paragraph 4.4 applies the said Chairman or Vice Chairman shall notify the appointment of an Expert to both Parties within three (3) Business Days of the said request.
- 4.8 Any appointment under paragraph 4 shall bind both Parties immediately. The Expert nominating body or the said Chairman or Vice Chairman, as the case may be shall notify both Parties in writing of the appointment.
- 4.9 The procedure stated in paragraphs 4.2 to 4.8 is to be carried out with the object of securing the appointment of the Expert and the referral of the dispute to the Expert within seven (7) calendar days of the First Notice and requiring a Decision by the Expert within twenty (20) Business Days of such referral unless:
- 4.9.1 a longer period is agreed by both Parties in writing after service of the First Notice on the Respondent; or
- 4.9.2 the Expert, with the written consent of the Applicant (such consent copied to the Respondent), by written notice to both parties extends the twenty (20) Business Days period by up to ten (10) Business Days.

For the purpose of this paragraph "referral" shall be deemed to take place on the date of service of the Expert of the Second Notice under paragraph 4.11.

Alternative Appointment

- 4.10 In the event that the Expert issues a notice under paragraph 4.5.2 or, for whatever reason, fails to notify the Parties as provided under paragraph 4.5 within two (2) Business Days of receipt of the First Notice or if the appointed Expert fails to make his Decision within the period specified in paragraph 4.9 then either Party may make written application to the said Expert nominating body or the Chairman or Vice Chairman of the Scottish Branch of the Chartered Institute of Arbitrators (Arbiters) (at the same time serving a copy of the application on the other Party) for an alternative appointment and the provisions of paragraphs 4.3.2 and 4.4 to 4.9 shall apply *mutatis mutandis*.

The Second Notice

4.11 When an Expert has been appointed in accordance with paragraphs 4.3 to 4.8 the Applicant shall no later than five (5) Business Days from the date of service of the First Notice on the Expert, the said Expert nominating body or the said Chairman or Vice-Chairman as the case may be, serve on the Respondent and on the Expert a notice of case (the "**Second Notice**") setting out in concise terms the background to the dispute, the contractual provisions relied upon and the remedy sought by the Applicant, to the extent that these matters are not contained in the First Notice.

Impartiality

4.12 Howsoever an Expert is appointed it shall be a requirement of such appointment that the Expert has no subsisting connection with either Party and is under a duty to act impartially.

Liability

4.13 Neither the Expert nor any employee or agent of the Expert will be liable for anything done or omitted in the discharge or purported discharge of the Expert's functions, unless such act or omission is in bad faith.

Fees and Expenses

4.14 The Expert immediately upon appointment shall notify both Parties in writing of the fees and expenses applicable to the determination. In default of agreement by the Parties of the Expert's fees and expenses the Expert shall be entitled to payment of such reasonable amounts as he may determine by way of fees and expenses reasonably incurred by him. The Expert may determine the apportionment between the Parties of liability for his fees and expenses.

4.15 Notwithstanding paragraph 4.14 the Parties shall be jointly and severally responsible for the Expert's fees and expenses and shall pay the same within five (5) Business Days of receipt of the Expert's fee account.

4.16 Revocation of Appointment

4.16.1 the parties to a Dispute may at any time agree to revoke the appointment of the Expert and in such circumstances the fees and expenses of that Expert shall, subject to paragraph 4.16.2

be determined and payable in accordance with paragraph 4.14 and 4.15.

- 4.16.2 where the revocation of the appointment of the Expert is due to the default or misconduct of the Expert the Parties shall not be liable to pay the Expert's fees and expenses.

Expert's Powers and Duties

4.17 The Expert shall have the power to take the initiative in ascertaining the facts and the law. Without prejudice to the generality of the foregoing the Expert may:

- 4.17.1 open up, review and revise any decision taken or any certificate given by any person referred to in this Agreement, unless this Agreement states that the decision or certificate is final and conclusive;
- 4.17.2 decide that any of the Parties to the dispute is liable to make a payment under this Agreement or make an award of damages in connection with this Agreement and, when such payments are due and the final date for payment;
- 4.17.3 having regard to any term of this Agreement relating to the payment of interest, decide the circumstances in which, the rates at which, and the periods for which simple or compound rates of interest shall be paid;
- 4.17.4 request the other Party to supply him with such documents as he may reasonably require including, if he so directs, any written statement which may be limited in length at the discretion of the Expert, from the other Party supporting or supplementing the Second Notice and any response thereto;
- 4.17.5 meet and question either of the Parties and their representatives;
- 4.17.6 subject to obtaining any necessary consent from a third party or the Parties, make such site visits and inspections as he considers appropriate, whether accompanied by the Parties or not;

- 4.17.7 subject to obtaining any necessary consent from a third party or the Parties, carry out any tests or experiments;
- 4.17.8 obtain and consider such representations and submissions as he requires, and, provided that prior to making any approach he has notified the Parties of his intention, appoint experts, assessors or legal advisers;
- 4.17.9 give directions as to the timetable for the adjudication, any deadlines, or limits as to the length of written documents or oral representations to be complied with;
- 4.17.10 issue such other directions relating either to the conduct of the adjudication, or to the dispute, or to what action shall be taken by one or more of the Parties to the dispute pending a decision in the dispute, as he considers appropriate;
- 4.17.11 with the prior written consent of the Parties, not to be unreasonably withheld, resign on account of illness incapacity or other material grounds;
- 4.17.12 rule upon his own substantive jurisdiction;
- 4.17.13 make use of his own specialist knowledge;
- 4.17.14 obtain advice from specialist consultants, provided that at least one of the Parties so requests or consents.
- 4.17.15 adjudicate upon a Related Dispute pursuant to paragraph 5;
- 4.17.16 hear and determine disputes and Related Disputes concurrently;

The Decision

- 4.18 The Expert shall, unless both Parties have previously informed him in writing that they have reached agreement on the Dispute, make his decision within the period calculated in accordance with paragraph 4.9 and, subject to payment of his reasonable fees and expenses in accordance with paragraph 4.14, notify both Parties of his decision in writing.
- 4.19 If requested by one of the Parties not later than five (5) Business Days from the date of delivering his decision to both Parties, the Expert shall

provide full written reasons for that decision within ten (10) Business Days of the request.

- 4.20 The decision may include, without prejudice to paragraph 4.15, a direction that one Party should be responsible for the Expert's fees and expenses and, if the Expert thinks fit, a direction that one Party should make a contribution to the other Party's costs of the adjudication.
- 4.21 Such decision shall be binding on both Parties unless and until reviewed by subsequent litigation proceedings or agreement between the Parties.
- 4.22 A decision shall be implemented without delay, regardless of whether such decision is or is to be the subject of any challenge or review. The Parties agree to registration of the decision in the Books of Council and Session for execution.
- 4.23 The Expert shall determine the rights and obligations of the Parties in accordance with the terms of this Agreement and the laws of Scotland.

5. Related Disputes

- 5.1 Subject always to the provisions of paragraph 5.5 where a Related Dispute is referred to adjudication under a Related Procedure after a Dispute has been referred to an Expert under this Part 16 of the Schedule, the Expert shall, if the Contractor gives notice to the Expert and to the parties to the Dispute and the Related Dispute within five (5) days of the Applicant serving First Notice under paragraph 4.2 hereof requesting that a Related Dispute is conjoined or consolidated with a Dispute which is the subject of a referral to him, order that the Dispute and the Related Dispute be so conjoined or consolidated.
- 5.2 In the event that the Expert orders that a Related Dispute shall be conjoined or consolidated with a Dispute pursuant to this paragraph 5 with which he is dealing then:
- 5.2.1 the Parties hereto intend that notwithstanding anything to the contrary in any of the subcontracts between the Contractor and any subcontractor entered into pursuant to this Agreement, with effect from the time of such order, the Related

Adjudicator shall cease to have authority or jurisdiction to determine the Related Dispute (which shall instead be determined by the Expert) and the appointment of the Related Adjudicator shall cease; and

5.2.2 the Parties shall with effect from the time of such order comply with the requirements of this Agreement, including the provisions of this Part 16 of the Schedule, and if applicable, any requirement or direction of the Expert as to the future conduct of the determination of the Dispute and the Related Dispute; and

5.2.3 notwithstanding paragraph 4.14, all parties to the conjoined or consolidated dispute procedure shall be jointly responsible for the Expert's fees and expenses, including those of any specialist consultant appointed by the Expert, in respect of the period in which the Dispute is conjoined or consolidated with the Related Dispute pursuant to an order of the Expert (the "**Consolidated Costs**"). The Contractor and the Council agree that the Expert shall have the discretion to make directions to require any or all party/parties to the Consolidated Dispute to pay or make contribution to the Consolidated Costs in different proportions. If no such directions are made, the parties to the Consolidated Dispute shall bear the Consolidated Costs in equal shares, and if any one party has paid more than such equal share, then that party may be entitled to a contribution from the other party or parties as the case may be.

5.3 Notwithstanding anything to the contrary, unless the parties to the Dispute and the Related Dispute otherwise agree a Related Dispute may only be conjoined or consolidated with a Dispute if the Expert receives the following particulars from the Contractor:

5.3.1 a copy of the First Notice served under paragraph 4.2;

5.3.2 a preliminary statement from the Contractor (and/or the other party to the Related Dispute, as the case may be) setting out:

- (i) the basis and grounds for consolidation of the Dispute and the Related Dispute;
- (ii) the case of the parties to the Related Dispute;
- (iii) any relief sought by the parties to the Related Dispute; and
- (iv) a list of any documents served in relation to the Related Dispute.

Any particulars sent by the Contractor to the Expert shall be sent at the same time to the other parties to the Dispute and the Related Dispute within five (5) Business Days of the Applicant giving notice of its intention to refer the Dispute to the Expert under paragraph 4.1.

5.4 In the event that the Related Dispute is conjoined or consolidated with the Dispute pursuant to this paragraph 5, the Expert shall reach a decision on the common elements of the Dispute and the Related Dispute at the same time and in any event within twenty (20) Business Days of the referral to adjudication or within such longer period as is agreed by all of the parties to the Dispute and the Related Dispute after the date that the Related Dispute has been consolidated with the Dispute. The Expert shall be entitled to extend the said period of twenty (20) Business Days by up to ten (10) Business Days with the consent of the Referring Party and the Applicant.

5.5 The date when the Expert receives the particulars referred to at paragraph 5.3 above and determines that it is appropriate to conjoin or consolidate the Dispute and the Related Dispute shall be the date when the Dispute and the Related Dispute are together referred to for adjudication (the "**Consolidated Dispute**").

6. Fast Track Expert

6.1 If a Dispute arises pursuant to clause 17, the Applicant may serve upon the Respondent a notice in writing (the "**Fast Track Notice**") which shall state in sufficient detail (i) the nature and a brief description of the

payment Dispute and (ii) a request to refer the Dispute for determination by the Fast Track Expert. The notice shall be accompanied by relevant extracts from this Agreement including this Part 16 of the Schedule.

- 6.2 The Parties shall endeavour within three (3) Business Days of the date of the Fast Track Notice to agree upon a suitable Fast Track Expert. Failing agreement the Applicant shall send a copy of the Fast Track Notice to the Chairman or failing him the Vice Chairman of the Scottish Branch of the Chartered Institute of Arbitrators (Arbiters) with a request that he appoint an appropriate Fast Track Expert within three (3) Business Days and notify the Parties accordingly.

Appointment of the Fast Track Expert

- 6.3 Any appointment under paragraph 6.2 shall bind both Parties immediately that the said Chairman or Vice Chairman, as the case may be, notifies both parties in writing of the appointment.
- 6.4 If the appointed Fast Track Expert fails to make his Decision within the period specified in paragraph 6.11 then either Party may make written application to the relevant nominating body or the Chairman or Vice Chairman of the Scottish Branch of the Chartered Institute of Arbitrators (Arbiters) (at the same time serving a copy of the application on the other party) for an alternative appointment and the provisions of paragraphs 6.1 and 6.2 shall apply *mutatis mutandis*.

Impartiality

- 6.5 It shall be a requirement of such appointment that the Fast Track Expert has no subsisting connection with either Party and is under a duty to act impartially.

Liability

- 6.6 Neither the Fast Track Expert nor any employee or agent of the Fast Track Expert will be liable for anything done or omitted in the discharge or purported discharge of the Fast Track Expert's functions, unless such act or omission is in bad faith.

Fees and Expenses

- 6.7 The Fast Track Expert immediately upon appointment shall notify both Parties in writing of the fees and expenses applicable to the determination, and the procedure to be applied to the conduct of the determination. In default of agreement by the Parties of the Fast Track Expert's fees and expenses the Fast Track Expert shall be entitled to payment of such reasonable amounts as he may determine by way of fees and expenses reasonably incurred by him.
- 6.8 The Parties shall be jointly and severally responsible for the Fast Track Expert's fees and expenses and shall pay the same within five (5) Business Days of receipt of the Fast Track Expert's fee account.
- 6.9 The Parties may at any time agree to revoke the appointment of the Fast Track Expert and in such circumstances the fees and expenses of that Fast Track Expert shall, subject to paragraph 6.9.1 be determined and payable in accordance with paragraph 6.7.
- 6.9.1 Where the revocation of the appointment of the Fast Track Expert is due to the default or misconduct of the Fast Track Expert the Parties shall not be liable to pay the Fast Track Expert's fees and expenses.

Fast Track Expert's Powers and Duties

- 6.10 The Fast Track Expert shall have the power to take the initiative in ascertaining the facts and the law. Without prejudice to the generality of the foregoing the Fast Track Expert may:
- 6.10.1 open up, review and revise any decision taken or any certificate given by any person referred to in this Agreement, unless this Agreement states that the decision or certificate is final and conclusive;
- 6.10.2 decide that any of the Parties to the dispute is liable to make a payment under this Agreement or make an award of damages in connection with this Agreement and, when such payments are due and the final date for payment;
- 6.10.3 having regard to any term of this Agreement relating to the payment of interest, decide the circumstances in which, the

- rates at which, and the periods for which simple or compound rates of interest shall be paid;
- 6.10.4 request the other Party to supply him with such documents as he may reasonably require including, if he so directs, any written statement which may be limited in length at the discretion of the Fast Track Expert, from the other Party supporting or supplementing the Fast Track Notice and any response thereto;
- 6.10.5 meet and question either any of the Parties and their representatives but not outwith the presence of the other Party;
- 6.10.6 subject to obtaining any necessary consent from a third party or the Parties, make such site visits and inspections as he considers appropriate, whether accompanied by the Parties or not;
- 6.10.7 subject to obtaining any necessary consent from a third party or the Parties, carry out any tests or experiments;
- 6.10.8 obtain and consider such representations and submissions as he requires;
- 6.10.9 give directions as to the timetable for the determination, any deadlines, or limits as to the length of written documents or oral representations to be complied with;
- 6.10.10 issue such other directions relating either to the conduct of the determination, or to the dispute, or to what action shall be taken by one or more of the Parties to the dispute pending a decision in the dispute, as he considers appropriate;
- 6.10.11 with the prior written consent of the Parties, not to be unreasonably withheld resign on account of illness incapacity or other material grounds;
- 6.10.12 rule upon his own substantive jurisdiction;
- 6.10.13 make use of his own specialist knowledge;
- 6.10.14 obtain advice from specialist consultants, provided that at least one of the Parties so requests or consents.

The Decision

- 6.11 The Fast Track Expert shall, unless both Parties have previously informed him in writing that they have reached agreement on the Dispute, make his decision within 20 days of his appointment and, subject to payment of his fees and expenses in accordance with paragraph 6.7, notify both Parties of his decision in writing.
- 6.12 If requested by one of the Parties not later than five (5) Business Days from the date of delivering his decision to both Parties, the Fast Track Expert shall provide full written reasons for his decision within five (5) Business Days of the request.
- 6.13 The decision may include, without prejudice to paragraph 6.7, a direction that one Party should be responsible for the Fast Track Expert's fees and expenses and, if the Fast Track Expert thinks fit, a direction that one Party should make a contribution to the other Party's costs of the determination.
- 6.14 Such decision shall be binding on both Parties unless and until finally determined by subsequent litigation proceedings or agreement between the Parties.
- 6.15 A decision shall be implemented without delay and the Parties shall be entitled to summary enforcement thereof, regardless of whether such decision is or is to be the subject of any challenge or review. The Parties agree to registration of the decision in the Books of Council and Session for execution.

7. Continuation of Agreement during Dispute resolution

- 7.1 Performance of this Agreement shall continue in accordance with its terms during discussions, Mediation, Expert determination or court proceedings pursuant to the foregoing provisions of this Part 16 of the Schedule unless the Parties agree to suspend the performance or to the extent that continuation is impossible given the nature of the dispute or unless prevented from doing so by any interdict or interim interdict granted by a court of competent jurisdiction.

8. Court

8.1 Subject to paragraphs 1 to 4 any Dispute shall be referred to the exclusive jurisdiction of the Scottish Courts.

PART 17 OF THE SCHEDULE: NOT USED

PART 18 OF THE SCHEDULE: NOT USED

PART 19 OF THE SCHEDULE : CONTRACTOR INSURANCES

SECTION A - CONSTRUCTION PERIOD INSURANCES

1. CONSTRUCTION “ALL RISKS”

Cover “All Risks” of loss destruction or damage to the Property
Insured from any cause not otherwise excluded

Insured Parties

- (a) The Contractor
- (b) The Building Contractor
- (c) The Service Provider
- (d) The Council
- (e) All other contractors &/or sub-contractors to the above in any tier employed in connection with the carrying out of the Building Works
- (f) Professional consultants manufacturers and suppliers to the above for their site activities only in connection with the carrying out of the Building Works
- (g) Funders of all tiers

For their respective rights and interests

Property Insured All property and interests of every description used for or intended for incorporation within the works relating to design, supply, demolition, construction, erection, testing, setting to work, commissioning and maintenance of the Project Facilities including construction of any car parking, landscaping etc.
temporary works utilised to facilitate the carrying out of the Building Works

Insurance period From the Contract Award Date until the Services Commencement Date, plus extensions as required by the Building Contract or plus twelve (12) months maintenance period thereafter.

Territorial limits	Anywhere in the Europe in connection with the Building Works
Sums Insured	The full replacement value of the property insured plus an amount sufficient to meet the requirements of all Principal extensions.
Deductibles	£5,000 each and every loss but increasing to £100,000 each and every loss in respect of DE5 (defective part only).
Principal extensions	Full terrorism buy back Professional fees Debris removal- limit £2,000,000 – Limit 10% of Sum Insured Escalator clause -30% Expediting expenses - Limit 10% of Sum Insured Plans and documents Guarantee maintenance Automatic reinstatement of Sums Insured Inland transits and incidental “off-site” storage European Union - Local Authorities Reinstatement - including undamaged property Temporary Repairs Increased cost of construction of unbuilt portion - 10% of the value of the Building Works Additional cost of working - 10% of the value of the Building Works Payments on Account 72 hours clause Munitions of war Other interests Joint Code of Practice Free issue materials Minimisation of loss

Principal exclusions War and civil war etc
Nuclear events including radioactive contamination
The cost of making good wear and tear etc. but not consequential losses
Unexplained shortages or disappearance at time of taking an inventory
Sonic bangs
Contractors and/or subcontractors plant, tools and equipment
Liquidated and ascertained damages
latent defects in existing structures but not consequential damage.
Consequential losses not otherwise insured
DE 5/DE 3 drop down

2. ADVANCED LOSS OF REVENUE

Insured Parties The Contractor
Funders of all tiers

Cover: Delay in completion causing loss of revenue anticipated during the indemnity period and/or additional cost of working arising out of an indemnifiable event under paragraph 1 of Section A of this Part 19 of the Schedule including physical loss or damage which would be indemnifiable but for the application of any deductible.

Excess: 28 days each and every loss and in the aggregate during the period of the insurance.

Sum Insured: An amount sufficient to cover the sums the subject of the cover for the Indemnity Period.

Indemnity Period: 18 months (exclusive of the excess).

Principal Extensions: Contractors Plant and Equipment
Denial of access

Suppliers Extension (including suppliers of the Building Contractor)

Loss of Utilities

Professional Accountants

Infectious Diseases

Additional Increased Cost of Working - £2,000,000 for any one occurrence

Payments on Account

Full Value Terrorism

Principal Exclusions As per paragraph 1 of Section A of this Part 19 of the Schedule, other than Consequential Losses.

3. PUBLIC LIABILITY INSURANCE

Cover: Legal liability of the Insured Parties to pay (including claimant's costs and expenses) as damages in respect of:

- (a) death or bodily injury, illness, death, disease contracted by any person
- (b) loss of or damage to property
- (c) interference to property or any easement right of air light water or way or the enjoyment or use thereof by obstruction trespass loss of amenities nuisance or any like cause

happening during the period of insurance and arising out of or in connection with the carrying out of the Project

Insured Parties As under the Construction "All Risks" insurance referred to in paragraph 1 of Section A of this Part 9 of the Schedule

Insurance period As under the Construction "All Risks" insurance referred to in paragraph 1 of Section A of this Part 9 of the Schedule

Indemnity limit £25,000,000 any one occurrence, number of occurrences unlimited in the aggregate during the insurance period, but

	in the aggregate during the insurance period in respect of pollution liability plus one automatic reinstatement of indemnity limit in respect of pollution liability per annum
Deductible	£2,500 each and every occurrence of property damage only
Principal extensions	Cross liabilities Costs and expenses in addition to indemnity limit (excluding North America) Contractual liability Worldwide jurisdiction Health & Safety at Work defence costs Munitions of war Non negligent damage Defective Premises Act 1972 Data Protection Act 1998 Consumer Protection Act 1974 Food Safety Act 1990 Contingent motor Financial Loss (aggregate limit £1,000,000)
Principal exclusions	Penalties fines and liquidated and ascertained damages NMA 1685 War and civil war etc Nuclear events including radioactive contamination Insured Parties own employees Loss or damage to contractors plant/huts/equipment Aircraft and marine craft Professional indemnity (but not resultant third party property damage or personal injury)
Geographical Scope	Worldwide

4. PROFESSIONAL INDEMNITY INSURANCE

Cover	Legal liability arising as a result of breach of professional duty due to negligent act, error or omission in connection with the construction of the Project Facilities
Insured Parties	The Building Contractor
Indemnity limit	£10,000,000 any one loss and in the aggregate per annum
Deductible	£350,000 each and every loss
Insurance period	From the date of commencement of design work in connection with the Project until 12 years after completion of the Building Works
Principal extensions	Liability assumed under duty of care warranties Automatic reinstatement of loss limit Loss mitigation Liability for acts of sub-contractors and consultants Liability arising out of Construction and Design Management Regulations 1994 regulations - defence costs
Principal exclusions	Death, bodily injury, disease, sickness, penalties or liquidated damages, insolvency

5. STATUTORY

Motor

Employers Liability

All other insurances required by Legislation and/or the Project Documents

SECTION B – SERVICE PERIOD INSURANCES

1. PROPERTY “ALL RISKS”

Cover	“All Risks” of loss or damage to property used for or in connection with the ownership maintenance and operation of the Project
Insured Parties	(a) The Contractor (b) The Service Provider (c) The Council

(d) All other contractors &/or sub-contractors to the above in any tier employed in connection with the carrying out of the Building Works

(e) Funders of all tiers

For their respective rights and interests

Geographical Scope Anywhere in Europe in connection with the Project

Sum Insured To represent at all times the full replacement value at the time of loss of all property as described in the Cover

Deductible £5,000 each and every loss but increasing to £15,000 for each claim in respect of malicious damage

Commencement Date The date at which any risk specified in this paragraph 1, Part B ceases to be covered by the insurances effected under the required policy specified in paragraph 1 Part A, or if earlier (in the case of any risk or liability not specified under such required policy) the date on which such risk arises

Insurance period 12 months and annually renewable (or such longer period as may be agreed) thereafter for the duration of the Agreement

Principal extensions Full terrorism buy back
Replacement/Reinstatement basis of settlement
Loss Minimisation
Temporary Repairs
European Union - Local Authorities Reinstatement - including undamaged property
Day one reinstatement - +25%
Capital Additions
Pollution and contamination of the insured property arising from an event which is itself not otherwise excluded
Debris removal costs
Automatic reinstatement of sum insured

Goods in transit

Professional Fees

72 hour clause

Cost of labour and computer time extended in reproducing documents or computer records.

Mechanical and Electrical Breakdown

Subsidence and Landslip

Including lifecycle and maintenance activities

Principal exclusions: War and civil war etc

Nuclear events including radioactive contamination

The cost of making good wear and tear etc. but this shall not exclude subsequent damage resulting from an ensuing cause which is not otherwise excluded consequential losses

Sonic bangs

Consequential losses

Unexplained shortages

Fidelity losses

Loss or damage to motor vehicles, aircraft or marine craft

2. BUSINESS INTERRUPTION

Insured

The Contractor

The Service Provider

Funders of all tiers

Cover

Loss of revenue anticipated during the indemnity period and/or additional cost of working arising from an interruption or interference in the operation of the Project as a result of loss or damage covered under paragraph 1 of Part A of this Part of Schedule and/or paragraph 1 of Part B of this Part of the Schedule, including physical loss or damage which would be indemnifiable but for the

	application of any deductible combined with property all risk
Sum Insured	An amount sufficient to cover the sums the subject of the Cover for the maximum Indemnity Period.
Indemnity Period	20 months.
Commencement Date	The date at which any risk specified in this paragraph 2 Part B ceases to be covered by the insurances effected under the required policy specified in paragraph 2, Part A, or, if earlier (in the case of any risk or liability not specified under such required policy) the date on which such risk arises.
Deductible	£5,000 each and every loss.
Period	As under Property “All Risks” insurance referred to in paragraph 1 of Section B of Part 19 of the Schedule..
Principal Extensions	Denial of access Suppliers extension (including suppliers of the Service Provider) Additional Increased Cost of Working - £2,000,000 any one occurrence Infectious Diseases (including clean up costs) Full Value Terrorism Loss of Utilities Professional Accountants
Principal Exclusions	As per paragraph 1 of Section B of this Part 19 of the Schedule excluding consequential losses

3. PUBLIC LIABILITY INSURANCE

Cover	Legal liability of the Insured Parties to pay (including claimant’s costs and expenses) as damages in respect of: (a) death or bodily injury, illness, death, disease contracted by any person (b) loss of or damage to property
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	<p>(c) interference to property or any servitude right of air light water or way or the enjoyment or use thereof by obstruction trespass loss of amenities nuisance or any like cause</p> <p>happening during the period of insurance and arising out of or in connection with the Project.</p>
Insured parties	As in sub-paragraphs (a), (b), (c), (d) and (e) of the 'All Risks' insurance referred to in paragraph 1 of Section A of this Part 19
Indemnity limit	£25,000,000 any one occurrence, unlimited in the aggregate per annum in respect of products/pollution liability
Deductible	£5,000 each and every occurrence in respect of property damage only
Insurance period	As under Property "All Risks" insurance referred to in paragraph 1 of Section B of Part 19 of the Schedule.
Commencement Date	The date at which any risk specified in this paragraph, Part B, ceases to be covered by the insurances effected under the required policy specified in paragraph 2, Part A, or, if earlier (in the case of any risk or liability not specified under such required policy) the date on which such risk arises
Principal extensions	Legionella Costs in addition to indemnity limit (excluding N. America) Worldwide jurisdiction Contractual liability Authority's property in custody/control of other Insured Parties Liability arising under Construction and Design Management Regulations 1994 CDM regulations Health & Safety at Work Act

Contingent motor

Defective Premises Act 1984

Financial Loss (aggregate limit £1,000,000)

Principal Exclusions Penalties, fines and liquidated and ascertained damages

NMA 1685

War and civil war, etc

Nuclear events including radioactive contamination

Insured Parties own employees

Aircraft and marine craft

Consumer Protection Act

Data Protection Act

Financial loss (aggregate limit £1,000,000)

Professional indemnities (but not resultant third party property damage or personal injury).

Geographical Scope Worldwide

4. PROFESSIONAL INDEMNITY INSURANCE

As per paragraph 4 of Section A of this Part 19 of the Schedule.

5. STATUTORY

Motor

Employers Liability

All other insurances required by Legislation and/or this Agreement and the Project Documents

PART 20 OF THE SCHEDULE: CONTRACTOR DETAILS

SECTION A

Name: Community Schools (Highlands) Limited

Previous names and dates of changes: Dunwilco (815) Limited

Country and Date of Incorporation: United Kingdom, 13.09.2000

Registered Number: SC 210981

Registered Office: 191 West George Street, Glasgow

Authorised Share Capital: ONE THOUSAND POUNDS (£1,000)

Issued Share Capital: ONE POUND (£1)

Details of Shareholding: 100% Community Schools Holdings Limited

Directors: David Alan Eyre; James David Kay; William James MacKintosh;
Ronald Gilfillan Jack

SECTION B

Name: Community Schools Holdings Limited

Previous names and dates of changes: Dunwilco (814) Limited

County and Date of Incorporation: United Kingdom

Registered Number: SC210980

Registered Office: 191 West George Street, Glasgow

Authorised Share Capital: ONE THOUSAND POUNDS (£1,000)

Issued Share Capital: ONE HUNDRED AND NINETY EIGHT POUNDS (£198)

Shareholders: MJ Gleeson Group plc and Royal Bank Project Investments
Limited

Details of Shareholdings: 50% MJ Gleeson Group plc, 50% Royal Bank Project
Investments Limited

Directors: David Alan Eyre; James David Kay; William James MacKintosh;
Ronald Gilfillan Jack

PART 21 OF THE SCHEDULE: NOMINATING BODIES

Expert	Nominating Body	Appropriate Qualifications
Accountant Expert	Institute of Chartered Accountants of Scotland	Fellow of not less than 10 years standing
Construction Expert <ul style="list-style-type: none"> • Architectural • Civil/Structural Engineering • Quantity Surveyor/ Project Management • Building Services • Health & Safety 	<ul style="list-style-type: none"> • Royal Incorporation of Architects in Scotland • Institution of Civil/Structural Engineers (Scottish Branch) • Royal Institute of Chartered Surveyors in Scotland • CIBSE • Institute of Safety and Health 	Professional of not less than 10 years standing for each
Legal Expert	President of the Law Society of Scotland	Senior Solicitor or Advocate of not less than 10 years standing

PART 22 OF THE SCHEDULE: TITLE DEEDS

Section A: Glen Urquhart High School

1. Quick Copy Standard Security by The Highland Council in favour of John Cameron dated 21 December 2000 and recorded GRS (Inverness) on 27 December 2000.
2. Disposition by John Cameron in favour of The Highland Council dated 31 March 2000 and recorded GRS (Inverness) on 28 June 2000.
3. Copy Minute of Agreement between John Cameron and The Highland Council dated 31 March 2000 and registered in the Books of Council and Session on 5 April 2000.
4. Quick Copy Statutory Conveyance by John Cameron in favour of The Highland Council dated 10 August 1999 and recorded GRS (Inverness) on 29 September 1999.
5. Quick Copy Disposition by John Cameron in favour of Leonard Duncan MacRae and Mrs Kathleen MacLennan MacRae dated 14 February 1999 and recorded GRS (Inverness) on 12 February 1999.
6. Quick Copy Disposition by John Cameron in favour of Christopher Hoban MacKenzie and Mrs Phyllis MacKenzie dated 2 May 1998 and recorded GRS (Inverness) on 21 May 1998.
7. Quick Copy Disposition by John Cameron in favour of Leonard Duncan MacRae and Mrs Kathleen MacLennan MacRae dated 21 May 1997 and recorded GRS (Inverness) 2 June 1997.
8. Interim Report dated 21 May 1997.

9. Interim Report dated 2 October 1996.
10. Copy Lease between The Highland Council and the Trustees for Glenurquhart Shinty Club dated 12 and 27 both days June 1996 and recorded in the Books of Council and Session on 5 November 1996.
11. Copy Feu Disposition by The Secretary of State for Scotland in favour of John Cameron dated 30 March 1995.
12. Copy Search for Incumbrances dated 1994.
13. Principal Disposition by The Secretary of State for Defence in favour of John Cameron dated 26 July 1993 and recorded GRS (Inverness) 7 October 1993 (un-numbered on backing of deed).
14. Quick Copy Tree Preservation Order No. 37A, 1992 recorded GRS (Inverness) on 5 February 1993.
15. Copy Disposition by John Cameron in favour of John Connor and Mrs Lauren Marie Connor dated 1993.
16. Copy executed Deed of Servitude by John Cameron in favour of the Highland Regional Council dated 7 September 1992.
17. Copy Disposition by David P Turnbull in favour of Mrs Sheila Primrose Hay-Shaw dated 24 April 1992 and recorded GRS (Inverness) 30 April 1992.
18. Copy Disposition by Par Excellence Limited in favour of David Paterson Turnbull dated 13 December 1991 and recorded GRS (Inverness) 30 April 1992.

19. Copy executed Disposition by John Cameron in favour of Donald James Fraser MacColl (plots 1 & 2, The Beeches) recorded GRS (Inverness) 28 June 1990.
20. Copy executed Disposition by John Cameron in favour of Alan James Beedham and Another (plot 4, The Beeches) recorded GRS (Inverness) 9 November 1990.
21. Extract Registered Disposition by John Cameron to Ernest E Duff and Another recorded 7 June 1990.
22. Copy executed Disposition by John Cameron in favour of Ernest Edward Duff and Another (plot 3, The Beeches) 1989.
23. Copy Disposition by John Cameron in favour of David John McCorquodale and Mrs Kathryn Ann McCorquodale dated 28 February 1989.
24. Feu Disposition by John Cameron in favour of Keith Robert Johnson and another dated 29 May 1986.
25. Copy recorded Disposition by John Cameron in favour of Angus Neil Macleod and Another recorded GRS (Inverness) 1 October 1985.
26. Scottish Hydro-Electric plc Capitalised Wayleave Agreement reference 10650F/16 entry dated 19/7/95 dated 5 and 7 July 1985.
27. Copy recorded Disposition by John Cameron in favour of Anthony Keith Malcolm Abell and Another recorded GRS (Inverness) 15 February 1985.
28. Copy executed Disposition by John Cameron Jnr in favour of Alexander Fleming Wardrop and Another dated 1 November 1984.

29. Copy executed Disposition by John Cameron in favour of Mrs Elizabeth Reid dated 13 January 1977.
30. Copy executed Disposition by Mrs Elizabeth Reid with consent of John Cameron in favour of Douglas Thomson Forrest of 0.112 ha at Drumnadrochit (1977).
31. Quick Copy Disposition by John Cameron in favour of Lochaber & Lorne Securities Limited dated 8 June 1976 and recorded GRS (Inverness) on 5 July 1976.
32. Copy executed Disposition by John Cameron in favour of Dr Peter Sutherland and Another GRS Inverness 1974.
33. Copy draft Disposition by John Cameron Jnr with consent of Alastair Montgomery Menzies in favour of Mr and Mrs Andrew Patterson dated 29 June and 4 September both months 1973.
34. Copy executed Disposition by The Strathnairn Company Limited in favour of John Cameron Jnr dated 2 May 1973.
35. Copy draft Disposition by the Trustees of John Cameron in favour of Miss Jean Slater MacLennan dated 22 and 29 December 1972.
36. Copy executed Disposition by John Cameron in favour of Kenneth John Hubbard and Another dated 29 August 1972 (Plot 25).
37. Copy executed Disposition by John Cameron in favour of Kenneth John Hubbard dated 29 August 1972 (Plot 26).

38. Copy executed Disposition by John Cameron in favour of Kenneth John Hubbard dated 29 August 1972 (plots 26A, 6A, 7 and 27).
39. Copy executed Disposition by John Cameron in favour of Andrew Fraser Mackintosh and Another dated 9 December 1971.
40. Copy draft Disposition by John Cameron with consent of Malcolm Fraser in favour of Inverness Building Society dated 12 and 18 May 1970.
41. Copy recorded Disposition by John Cameron with consent of Kenneth John Hubbard in favour of Imada Investments Limited recorded GRS (Inverness) 13 August 1969 (and copy).
42. Copy executed Disposition by John Cameron in favour of Kenneth John Hubbard recorded GRS (Inverness) 4 August 1969 (plot 6).
43. Copy executed Disposition by John Cameron in favour of Kenneth John Hubbard recorded GRS (Inverness) 4 August 1969 (plot 5).
44. Quick Copy Disposition by John Cameron in favour of John Cameron dated 12 August 1968 and recorded GRS (Inverness) on 3 March 1969.
45. Disposition by John Cameron in favour of The County Council of the County of Inverness dated 8 November 1965 and recorded GRS (Inverness) on 15 November 1965.
46. Extract Disposition by John Cameron to MV Raphael Limited recorded GRS (Inverness) 6 February 1965.
47. Glenurquhart Senior Secondary School Compulsory Purchase Order 1963.

48. Copy Disposition by John Cameron with the consent of British Linen Bank in favour of the Trustees for the Glenurquhart Sportsfield dated 4 and 7, both days of March 1957 and recorded GRS (Inverness) on 5 July 1957.
49. Copy Disposition by Great Bookham Holdings Limited in favour of the Trustees for the Glenurquhart Sportsfield dated 28 July 1950 and recorded GRS (Inverness) on 8 September 1950.
50. Copy Disposition by John Cameron in favour of the Trustees for the Glenurquhart Sportsfield dated 13 July 1950 and recorded GRS (Inverness) on 26 July 1950.
51. Copy Disposition by Gillett Stephen & Company Limited in favour of John MacRae dated 19 July 1946 and recorded GRS (Inverness) on 8 August 1946.
52. Quick copy Disposition and Assignment by Trustees of Caroline Countess Dowager of Seafield with consent in favour of Gillett Stephen & Company Limited dated 24 November; 14 and 16 December 1942 and recorded GRS (Inverness) on 21 December 1942.
53. Copy Disposition by John Cameron in favour of Patrick Grant recorded GRS Inverness 8 April 1950.
54. Copy executed Disposition by John Cameron in favour of the Trustees for the Glenurquhart Sports Field recorded 26 July 1950.
55. Copy executed Disposition by John Cameron in favour of the County Council of the County of Inverness recorded said GRS 6 October 1952.

56. Copy executed Disposition by John Cameron in favour of the County Council of the County of Inverness recorded said GRS 14 September 1955.
57. Copy executed Disposition with consent by John Cameron in favour of the Trustees for the Glenurquhart Sports Field recorded said GRS 5 July 1957.
58. Copy executed Disposition by John Cameron in favour of The Secretary of State for Scotland recorded said GRS 28 January 1960.
59. Copy executed Disposition by John Cameron with consent of the British Linen Bank in favour of The Secretary of State for Air recorded said GRS 28 June 1962.
60. Copy executed Disposition by John Cameron in favour of Robert T Shaw recorded said GRS 20 November 1963.
61. Copy executed Disposition by John Cameron in favour of Alexander Archibald Rowan and Another recorded said GRS 4 June 1965.
62. Extract Disposition by John Cameron in favour of Colin MacMillan recorded said GRS 22 July 1965.
63. Copy executed Disposition by John Cameron with consent of Christopher Hugh Fraser Surtees in favour of Inverness Building Society recorded said GRS 19 August 1965.
64. Copy executed Disposition by John Cameron in favour of the County Council of the County of Inverness recorded said GRS 15 November 1965.

65. Copy executed Disposition by John Cameron in favour of Robert Shaw recorded said GRS 30 December 1965.
66. Copy executed Disposition by John Cameron in favour of John Burnett and Another recorded said GRS 11 January 1966.
67. Copy executed Disposition by John Cameron in favour of Mrs Elsie Isobel Rowan dated 20 December 1965.
68. Copy draft Disposition by John Cameron in favour of Mrs Margaret Anne MacLennan or Catto dated 5 April 1967 (superseded by Disposition to Miss MacLennan 1972).
69. Copy executed Disposition by John Cameron in favour of Murdo Mackay and another dated 17 June 1968.
70. Copy executed Disposition by John Cameron in favour of Stanley Churchill and Another of Plot 31, 0.23 acres dated 1968.
71. Copy executed Disposition by John Cameron in favour of Kenneth John Hubbard dated 19 December 1968.
72. Copy executed Disposition by John Cameron in favour of The Strathnairn Company Limited recorded GRS Inverness 20 February 1969.
73. Extract Disposition by John Cameron in favour of William J Milne recorded said GRS 7 February 1963.
74. Extract Disposition by John Cameron in favour of Alexander Whyte recorded said GRS 27 February 1963.

75. Extract Disposition by John Cameron in favour of the Halifax Building Society (Cordiner) recorded said GRS 4 January 1965.
76. Copy executed Disposition by John Cameron in favour of Miss Catherine Cameron Smith dated 1 May 1969.
77. Copy executed Disposition by John Cameron in favour of Richard Smith dated 1 May 1969.
78. Copy executed Disposition by John Cameron in favour of Charles Bowles dated 27 May 1969
79. Copy executed Disposition by John Cameron in favour of North of Scotland Hydro-Electric Board recorded said GRS 6 June 1969.
80. Copy executed Disposition by John Cameron in favour of The Secretary of State for Scotland recorded said GRS 8 November 1966.
81. Extract Disposition by John Cameron in favour of The Secretary of State for Air recorded GRS Inverness 26 June 1962.
82. Copy executed Disposition by The Strathnairn Company Limited in favour of John Cameron Jnr dated 2 May 1973.
83. Copy executed Disposition by John Cameron in favour of the North of Scotland Hydro-Electric Board dated 9 and recorded said GRS 21 both November 1977 (and copy).
84. Copy draft Deed of Servitude containing Disposition by John Cameron in favour of Graham Smith Young and Petronella Janette Young dated 7th March and recorded GRS 5th June both 2000.

85. Copy executed Notice of Title by The Highland Council over 5.5 acre area School Drumnadrochit with copy Keeper's letter showing an expected recording date said GRS of 19th April 2001.
86. Copy executed Discharge by John Cameron in favour of The Highland Council over 1.4772 ha or thereby at Drumnadrochit dated 5th June 2001 with copy Keeper's letter showing an expected recording date said GRS 7th June 2001.
87. Copy executed Disposition by John Cameron in favour of Mrs Grisell Cameron dated 5th June 2001 with copy Keeper's letter showing an expected recording date said GRS 7th June 2001.
88. Copy executed Disposition by John Cameron and Mrs Grisell Cameron in favour of The Highland Council dated 5th June 2001 and copy Keeper's letter showing an expected recorded said GRS 7th June 2001

Section B: Ardnamurchan High School

1. Extract Statutory Conveyance by Michael Ashburner and Mrs Dora Ashburner in favour of The Highland Council dated 27 March 1998 and recorded GRS (Argyll) on 18 May 1998.
2. Quick Copy Disposition by Michael Ashburner in favour of Mrs Dora Lilian Ashburner dated 27 February 1989 and recorded GRS (Argyll) on 3 March 1992.
3. Quick Copy Disposition by Michael Ashburner in favour of Goodindex Limited dated 14 November 1990 and recorded GRS (Argyll) on 21 November 1990.

4. Quick Copy Disposition by Michael Ashburner in favour of The Secretary of State for Scotland dated 23 March 1987 and recorded GRS (Argyll) on 31 March 1987.
5. Quick Copy Disposition by Mrs Christina Rankin in favour of Michael Ashburner dated 12 July 1983 and recorded GRS (Argyll) on 13 October 1983.
6. Quick Copy Statutory Conveyance by Mrs Christina Rankin in favour of The Highland Council dated 21 May 1982 and recorded GRS (Argyll) on 2 June 1982.
7. Quick Copy Statutory Conveyance by John Lowrie Rankin and Mrs Christina Rankin in favour of The North Scotland Hydro-Electric Board dated 21 May 1981 and recorded GRS (Argyll) on 20 July 1981.
8. Quick Copy Disposition by The Secretary of State for Scotland in favour of John Lowrie Rankin and Mrs Christina Rankin dated 27 January 1981 and recorded GRS (Argyll) on 19 March 1981.

Section C: Spean Bridge Primary School

1. Statutory Conveyance by Alistair Ian Donald Cameron in favour of The Highland Council dated 30 March 2000 and recorded GRS (Inverness) on 3 May 2000.
2. Quick Copy Deed of Conditions by Alistair Ian Donald Cameron dated 25 January 1999 and recorded GRS (Inverness) on 27 January 1999.

3. Quick Copy Deed of Servitude containing Disposition by Alistair Ian Donald Cameron in favour of Blarour Farming Company dated 14 April 1997 and recorded GRS (Inverness) on 14 May 1997.
4. Quick Copy Deed of Conditions by Alistair Ian Donald Cameron dated 8 January 1997 and recorded GRS (Inverness) on 15 January 1997.
5. Quick Copy Disposition by Anne Leslie Drysdale or MacLeod in favour of Alistair Ian Donald Cameron dated 12 July 1976 and recorded GRS (Inverness) on 4 November 1976.
6. Quick Copy Notice of Title by Anne Leslie Drysdale recorded GRS (Inverness) on 31 May 1973.

Section D: Strathdearn Primary School

1. Extract registered Factory Commission by Mrs Ann Jane Sinclair or Chapman and James Chapman in favour of Robert Morris whom failing Mrs Margaret Sinclair or Morris dated 18 August 1906 and registered B of C & S 11 September 1907.
2. Extract of Disposition by Attorneys for Duncan M McBean with consent of Florence M Bulloch dated 20, 21 and 27 March 1928 and recorded GRS 7 April 1928.
3. Memorandum of Agreement between The Earl of Moray and The Trustees of the later Lieutenant Colonel William McBean dated 29 June and 3 July 1922 and recorded GRS 5 July 1922.

4. Disposition by the Trustees of the late Lieutenant Colonel William McBean in favour of Duncan Moore McBean dated 3 and 6 June 1924 and recorded GRS 11 June 1924.
5. Extract registered Power of Attorney by Duncan Moore McBean in favour of Thomas Walter Donald and Another dated 23 September 1925 and recorded B of C & S 20 April 1928.
6. Disposition by Attorneys for Duncan Moore McBean with consent in favour of Mrs Florence Mary Bulloch dated 20, 21 and 27 March 1928 and recorded GRS 7 April 1928.
7. Quick copy Disposition by Trustees of Alfred Donald MacKintosh in favour of Joseph Aloysius Mackle dated 17 and 23 May and 5 June 1945 and recorded GRS Inverness 15 June 1945.
8. Disposition by Joseph Aloysius Mackle in favour of Mrs Florence Mary Bulloch dated 22 November 1946 and recorded GRS 4 December 1946.
9. Extract registered Power of Attorney by Mrs F M Bulloch in favour of Colonel R A Bulloch dated 16 April and recorded B of C & S 30 May both in the year 1949.
10. Extract of Will and Codicils of Florence Mary Bulloch registered 20 July 1950.
11. Notice of Title in favour of The Tomatin Trustees of Mrs Florence Mary Bulloch recorded GRS 29 August 1950.
12. Extract Deed of Assumption and Conveyance by The Tomatin Trustees in favour of Eleanor Anne Margaret Bulloch or Glynne Percy dated 29 May and 1 and 7 June and registered 19 December all in the year 1963.

13. Extract registered Deed of Assumption and Conveyance by The Tomatin Trustees of the late Mrs Florence Mary Bulloch in favour of William Loris Mather and Colonel Berowold Innes dated 27 December and registered 29 January 1964.
14. Extract registered Minute of Resignation by Loris Emerson Mather as a Tomatin Trustee of the late Mrs Florence Mary Bulloch dated 5 April and registered 11 May 1967.
15. Notice of Title in favour of The Tomatin Trustees of Mrs Florence Mary Bulloch recorded 21 December 1970.
16. Extract registered Deed of Assumption and Conveyance by Tomatin Trustees in favour of Angus Alexander MacKenzie and Minute of Resignation by Miss Grace Esme Millicent Bulloch registered 27 February 1974.
17. Copy Death Certificate of Colonel B. Innes.
18. Extract registered Deed of Assumption and Conveyance by Tomatin Trustees in favour of Ian Slessor Smith registered 4 July 1983.
19. Extract registered certified copy Interlocutor in Petition of Mrs Eleanor Ann Margaret Bulloch or Glynne-Percy and Others registered 10 April 1980.
20. Extract registered Affidavit by Mrs Eleanor Ann Margaret Bulloch or Glynne-Percy dated 10 March and registered 15 March both 1989.
21. Feu Duty Redemption Receipt from Gillespie MacAndrew WS, Edinburgh dated 6 September 1988.

22. Disposition by Mrs Eleanor Ann Margaret Bulloch or Glynne-Percy and Others as Trustees within mentioned in favour of Mrs Eleanor Ann Margaret Bulloch of Glynne-Percy dated 8 and 10 July and 19 August and recorded GRS 5 November all in the year 1987.
23. Copy Standard Security by Thomas Graeme Manson and Mrs Jane Fitzgerald of Manson in favour of Mrs Eleanor Ann Margaret Bulloch or Glynne-Percy dated 5 January 1989.
24. Disposition by Mrs Eleanor Ann Margaret Bulloch or Glynne-Percy in favour of Colin Douglas Glynne-Percy, Diana Marion Eleanor Usborne and Peter James Glynne-Percy dated 10 March and recorded GRS 13 March both 1989.
25. Search for Incumbrances over subjects Tomatin Estate.
26. Disposition by British Railways Board in favour of Colin Douglas Glynne-Percy and others recorded 6 July 1990.
27. Deed of Servitude by British Railways Board in favour of Colin Douglas Glynne-Percy and Others recorded 6 July 1990.
28. Disposition by Mrs Eleanor Ann Margaret Bulloch or Glynne-Percy in favour of Colin Douglas Glynne-Percy and Others recorded 23 April 1991.
29. Disposition by The Secretary of State for Defence in favour of Colin Douglas Glynne-Percy and others recorded 2 August 1993.
30. Disposition by The Secretary of State for Scotland in favour of Colin Douglas Glynne-Percy and others recorded 10 September 1993.

31. Discharge by The Forestry Commission in favour of Colin Douglas Glynne-Percy and others in favour of GRS 9 December 1993.
32. Minute of Waiver by Colin Douglas Glynne-Percy and Others in favour of Mr and Mrs T G Manson dated 27 February 1995.
33. Quick Copy Notice of Title to Tomatin Trustees recorded 21 December 1970.
34. Quick copy Disposition by Mrs Eleanor Ann Margaret Bulloch and others in favour of herself recorded GRS 5 November 1987.
35. Copy Disposition by Colin Douglas Glynne-Percy and Diana Marion Eleanor Osborne in favour of Andrew Alasdair Cullen Wallace and Mrs Norah Gwendoline Crowther Gordon or Wallace and signing schedule.
36. Copy Feu Disposition by The Inverness Council in favour of John Duncan Neil MacLeod and Mrs Marjory Anne MacLeod dated 1986.
37. Copy Disposition by British Railways Board in favour of Andrew John Culiford registered GRS 20 July 1981.
38. Copy Deed of Servitude by Colin Douglas Glynne-Percy and Others in favour of The Highland Council, John Duncan Neil MacLeod, Mrs Marjory Anne MacLeod and John Andrew Culiford dated 1999.
39. Copy Search for Incumbrances over Tomatin Estate.
40. Statutory Conveyance by Colin Douglas Glynne-Percy, Diana Marion Eleanor Osborne and Peter James Glynne-Percy in favour of The

Highland Council dated 29 June, 1 July and 6 November 1998 and recorded GRS (Inverness) 22 December 1998.

PART 23 OF THE SCHEDULE: CATERING ARRANGEMENTS

1. Introduction

- 1.1 The provisions of Part 23 of the Schedule shall apply in relation to the use, management and operation of the Kitchen Facilities.

2. Definitions, Interpretation and Construction

- 2.1 The provisions of Part 1 of the Schedule (*Definitions, Interpretation and Construction*) shall apply and have effect in relation to the words and expressions used in this Part 23 of the Schedule.

3. Contractor Obligations

- 3.1 The Contractor shall be obliged to give the Council and any Catering Service Provider access to the Kitchen Facilities on 198 days in a year to be notified by the Council to the Contractor. The Contractor will be obliged to give access to the Council or the Catering Service Provider to the Kitchen Facilities outwith these times by agreement with the Contractor.
- 3.2 The Contractor and the Council or the Catering Service Provider shall agree the procedures by which the Contractor will open up and secure the Kitchen Facilities as required.
- 3.3 Prior to the Section 1 Service Commencement Date the Contractor will provide the training to the Council and/or the Catering Service Provider as to the operation and use of the Helpdesk.
- 3.4 The Council and/or the Catering Service Provider shall provide to the Contractor details of the name, contract address or telephone number of each member of the catering staff and supervisory staff who may visit the Kitchen Facilities. The Council and/or the Catering Service Provider will be obliged to notify the Contractor immediately of any change in personnel and provide revised name and contact details.
- 3.5 The Contractor will be required to make available suitable facilities for the delivery of welfare meals from the Kitchen Facilities to those

individuals responsible for distribution of welfare meals including appropriate parking space if necessary.

- 3.6 The Contractor will be responsible for the provision of adequate Heavy Equipment and Light Equipment in accordance with the Council Requirements to enable the Council and/or the Catering Service Provider to provide school and welfare meals within the Kitchen Facilities.
- 3.7 The Contractor will be responsible for the repair, replacement and maintenance of all Heavy Equipment and the Kitchen Facilities in accordance with the Service Specification. The Contractor and the Council and/or the Catering Service Provider shall agree appropriate times for access to the Kitchen Facilities in order that the Contractor can discharge its obligations in terms of this paragraph.
- 3.8 The Contractor will be responsible for the plans and preventative testing of all electrical equipment within the Kitchen Facilities (whether any ownership of the Council, the Catering Service Provider or the Contractor as required by the Electricity at Work Regulations 1998. The Contractor will be entitled to recover the costs of such testing (in respect of electrical equipment in the ownership of the Council and/or the Catering Service Provider only) from the Council and/or the Catering Service Provider.
- 3.9 The Contractor will be responsible for periodic deep cleaning and cleaning above 2 metres height within the Kitchen Facilities and the cleaning/maintenance of extractor fans and similar equipment in accordance with the Service Specification.
- 3.10 The Contractor will be responsible for the repair and maintenance of dining furniture within the Kitchen Facilities.
- 3.11 The Contractor will be required to allow the Council and/or the Catering Subcontractor to site food and drink vending machines within the Project Facilities.

4. Contractor Rights

4.1 The Contractor will have the right to use the Kitchen Facilities outwith Core Hours on the terms and conditions set out in clause 15 (*Third Party Use*).

5. Council Obligations

5.1 The Council and/or the Catering Service Provider must comply with appropriate legislation, regulations and orders including the Food Safety Act 1990 and the Health and Safety at Work Act 1974 in connection with the use and management of the Kitchen Facilities.

5.2 The Council and/or the Catering Service Provider's staff must participate in any Fire Procedures agreed between the parties in terms of this Agreement.

5.3 The Council and/or the Catering Service Provider shall be required to conserve energy and record and monitor consumption of all utilities but the Contractor is responsible for the supply and management of utilities in terms of this Agreement.

5.4 The Council and/or the Catering Service Provider must make the Kitchen Facilities available for any repair and maintenance being undertaken by the Contractor at those times agreed between the Parties.

5.5 The Council and/or the Catering Service Provider shall be responsible for cleaning Heavy Equipment and Light Equipment and the entire Kitchen Facilities including stores and chrome facilities to a height of 2 metres.

5.6 The Council and/or the Catering Service Provider must demonstrate that their methods and practices for cleaning shall ensure high standards of care and maintenance of the equipment within the Kitchen Facilities.

5.7 The Council and/or the Catering Service Provider shall ensure that the dining area forming part of the Kitchen Facilities is set up and in a clean condition for the service of meals to Authorised Users and will be responsible for cleaning the spillages of food and food debris during and after the service of meals to Authorised Users from floors and tables and will be required to clear tables and chairs at the end of service periods.

The dining areas within the Kitchen Facilities will be left clean and free from debris and spillages following the service of meals.

- 5.8 The Council and/or the Catering Service Provider must ensure that any Parties delivering supplies to the Kitchen Facilities use extreme care and where possible avoid making deliveries when Authorised Users are arriving at school in the morning or leaving at the end of School Hours.
- 5.9 The Council and/or the Catering Service Provider will submit to the Contractor a copy of the Waste Management Strategy and will co-operate with the Contractors Waste Disposal Procedures at the relevant school facilities. The Council and/or the Catering Service Provider will have a responsibility for litter generated by the catering activities within the Kitchen Facilities.
- 5.10 The Council and/or the Catering Service Provider will liaise and agree with the Contractor arrangements for the uplifting or collection of welfare meals from the Kitchen Facilities to ensure the safety and security of Authorised Users.

6. Council Rights

- 6.1 The Council and/or the Catering Service Provider will be entitled to recover any costs incurred by the Council and/or the Catering Service Provider due to a delay in repair or maintenance of the Heavy Equipment and Light Equipment within the Kitchen Facilities or the Kitchen Facilities by the Contractor.
- 6.2 The Council and/or the Catering Service Provider will replace all Light Equipment and will be responsible for maintaining a stock record or asset register which will be agreed at the commencement of the contract and will be updated periodically and made available to the Contractor.

7. Liaison and Joint Obligations

- 7.1 The Council and/or the Catering Service Provider and the Contractor shall set up a programme of periodic meetings which will be a forum for raising such issues as property or equipment maintenance and management

cleaning standards and other issues relative to the use and management of the Kitchen Facilities.

- 7.2 In the event of an emergency the Council and/or the Catering Service Provider will be required to co-operate with the Contractor and provide a catering service appropriate to the situation.

**THESE ARE THE ANNEXURES REFERRED TO IN THE FOREGOING
AGREEMENT BETWEEN
THE HIGHLAND COUNCIL
AND
COMMUNITY SCHOOLS (HIGHLANDS) LIMITED**

ANNEXURE 1 : BUILDING CONTRACTOR'S WARRANTY DEED

ANNEXURE 2 : CONSULTANTS WARRANTY DEED

ANNEXURE 3 : SERVICE PROVIDERS DIRECT AGREEMENT

ANNEXURE 4 : SUBCONTRACTOR'S WARRANTY DEED