

CS001016

Survey Description	Survey Date	Survey Status	Surveyor	Organisation
<p>The school was extended in 2000 to form a new main entrance/internal concourse area, and again in 2010 adding new sports facilities including large gym hall, changing facilities, and viewing gallery. Although all one linked structure it can be considered as separate blocks to reflect is varied construction moving from West to East as follows: Block "A" – Dance theatre, swimming pool and changing areas. These areas are all structurally in sound condition and wind/weather tight, but are dated, and would benefit from extensive refurbishment. The building fabric is also inefficient in terms of heat loss although this could also be addressed by refurbishment. Block "B" – Comprising 2010 gym hall facilities with changing areas and viewing gallery. This facility is very modern, accessible, and in very good condition. Construction is steel framed with blockwork walling and aluminium profiled sheet roofing. It features a large timber floor area, lift, and steel fire escape stairway from the upper level. Complies fully with current Technical Standards. Block "C" – comprises the original multi</p>	12/08/2016	COMPLETE	Jim McLellan	CEC

storey teaching blocks, assembly hall, kitchen/dining area and are all set around a large landscaped courtyard. Construction is common to all these blocks, concrete framed clad mainly with reinforced precast concrete panels but also some brick cavity walling infill. Roofs are all flat with parapet surrounds of varying height, comprising concrete decks with varied finishes, mainly asphalt. The sloping nature of the site means that some of the walls act as retaining structures and some of these are no longer waterproof. Block "D"- Is the largest of the concrete framed teaching blocks with CDT at ground floor level, and specialist classes such as home economics in upper levels. This block is in poor condition and has uneven floors that cannot be corrected because of its reinforced concrete construction. Block "E"- dates from 2000 and forms the main entrance and new library area. The construction comprises a single storey steel framed structure with brick walling and pitched profiled aluminium sheet roofing. These areas remain in good condition although the main entrance doors have proved troublesome because of their format and continual heavy use, some Brise soleil screens have not been able to withstand the

worst storm conditions, and timber windows need prepared/treated. Grounds -There are extensive grounds with good balance of hard/soft play, and sports areas including flood-lit all-weather pitches and car parking. Site access for vehicles is limited to a narrow road to the East side of the campus. Woodlands school located on the edge of the campus on former school tennis courts site and shares some of the main school facilities including new gym hall. Some good perimeter fencing is in place to the East edge of the campus, but on its own is not effective in providing security. Though generally in good condition there are improvements needed to macadam, main entrance gates, lighting, line markings, level changes, and field drainage.

Site SIT0311 CURRIE HIGH SCHOOL
Address 31

CURRIE
LOTHIAN
EH14 5RD

Number of Buildings 2
Number of Rooms 0
Score C

General Summary The school was extended in 2000 to form a new main entrance/internal concourse area, and again in 2010 adding new sports facilities including large gym hall, changing facilities, and viewing gallery. Although all one linked structure it can be considered as separate blocks to reflect its varied construction moving from West to East as follows: Block "A" – Dance theatre, swimming pool and changing areas. These areas are all structurally in sound condition and wind/weather tight, but are dated, and would benefit from extensive refurbishment. The building fabric is also inefficient in terms of heat loss although this could also be addressed by refurbishment. Block "B" – Comprising

2010 gym hall facilities with changing areas and viewing gallery. This facility is very modern, accessible, and in very good condition. Construction is steel framed with blockwork walling and aluminium profiled sheet roofing. It features a large timber floor area, lift, and steel fire escape stairway from the upper level. Complies fully with current Technical Standards. Block "C" – comprises the original multi storey teaching blocks, assembly hall, kitchen/dining area and are all set around a large landscaped courtyard. Construction is common to all these blocks, concrete framed clad mainly with reinforced precast concrete panels but also some brick cavity walling infill. Roofs are all flat with parapet surrounds of varying height, comprising concrete decks with varied finishes, mainly asphalt. The sloping nature of the site means that some of the walls act as retaining structures and some of these are no longer waterproof. Block "D" - Is the largest of the concrete framed teaching blocks with CDT at ground floor level, and specialist classes such as home economics in upper levels. This block is in poor condition and has uneven floors that cannot be corrected because of its reinforced concrete construction. Block "E" - dates from 2000 and forms the main entrance and new library area. The construction comprises a single storey steel framed structure with brick walling and pitched profiled aluminium sheet roofing. These areas remain in good condition although the main entrance doors have proved troublesome because of their format and continual heavy use, some Brise soleil screens have not been able to withstand the worst storm conditions, and timber windows need prepared/treated. Grounds - There are extensive grounds with good balance of hard/soft play, and sports areas including flood-lit all-weather pitches and car parking. Site access for vehicles is limited to a narrow road to the East side of the campus. Woodlands school located on the edge of the campus on former school tennis courts site and shares some of the main school facilities including new gym hall. Some good perimeter fencing is in place to the East edge of the campus, but on its own is not effective in providing security. Though generally in good condition there are improvements needed to macadam, main entrance gates, lighting, line markings, level changes, and field drainage.

Whilst the mechanical equipment is in fair condition, most of the electrical switch gear and cabling will require to be renewed within the next 5 years.

Mechanical / Electrical Summary

Identified Work Summary

Idwork Element	Not Selected	Identified Work Element Total by Priority				Total
		01	02	03	04	
01 Roofs	0	17,000	4,635	0	0	21,635
02 Floors and stairs	0	0	209,155	52,685	0	261,840
03 Ceilings	0	0	0	34,759	0	34,759
04 External walls windows and doors	0	96,500	20,000	3,486,829	0	3,603,329
05 Internal walls and doors	0	0	0	76,551	0	76,551
06 Sanitary services	0	0	0	30,294	0	30,294
07 Mechanical services	0	5,000	0	0	0	5,000
08 Electrical services	0	12,200	0	2,500,000	0	2,512,200
09 Redecorations	0	0	113,000	0	0	113,000
10 Fixed internal furniture and fittings	0	0	79,878	0	0	79,878
11 External Areas	0	7,000	92,202	0	0	99,202
12 Outdoor sports facilities and fixed furniture	0	0	9,417	290	0	9,707
XX General Comments	0	0	0	0	0	0
Totals	0	137,700	528,287	6,181,407	0	6,847,394

Building Summary BLD00567 CURRIE HIGH SCHOOL - MAIN BUILDING

Idwork Element	Not Selected	Identified Work Element Total by Priority				Total
		01	02	03	04	
01 Roofs	0	17,000	4,635	0	0	21,635
02 Floors and stairs	0	0	203,365	52,685	0	256,049
03 Ceilings	0	0	0	34,759	0	34,759
04 External walls windows and doors	0	96,500	20,000	3,486,829	0	3,603,329
05 Internal walls and doors	0	0	0	76,551	0	76,551
06 Sanitary services	0	0	0	30,294	0	30,294
07 Mechanical services	0	5,000	0	0	0	5,000
08 Electrical services	0	12,200	0	2,500,000	0	2,512,200
09 Redecorations	0	0	113,000	0	0	113,000
10 Fixed internal furniture and fittings	0	0	79,878	0	0	79,878
11 External Areas	0	0	66,282	0	0	66,282
12 Outdoor sports facilities and fixed furniture	0	0	0	0	0	0
XX General Comments	0	0	0	0	0	0
Totals	0	130,700	487,160	6,181,117	0	6,798,977



Building Summary BLD02417 CURRIE HIGH SCHOOL GREENHOUSE

Idwork Element	Not Selected	Identified Work Element Total by Priority				Total
		01	02	03	04	
01 Roofs	0	0	0	0	0	0
02 Floors and stairs	0	0	5,790	0	0	5,790
03 Ceilings	0	0	0	0	0	0
04 External walls windows and doors	0	0	0	0	0	0
05 Internal walls and doors	0	0	0	0	0	0
06 Sanitary services	0	0	0	0	0	0
07 Mechanical services	0	0	0	0	0	0
08 Electrical services	0	0	0	0	0	0
09 Redecorations	0	0	0	0	0	0
10 Fixed internal furniture and fittings	0	0	0	0	0	0
11 External Areas	0	0	0	0	0	0
12 Outdoor sports facilities and fixed furniture	0	0	0	0	0	0
XX General Comments	0	0	0	0	0	0
Totals	0	0	5,790	0	0	5,790



Site Condition Scores

Site: SIT0311 (CURRIE HIGH SCHOOL)

Survey Date: 12/08/2016

Address: 31

CURRIE
LOTHIAN
EH14 5RD

Type:

Listed Usage:

Usage:

GEA (m2):

GIA (m2):

NIA (m2):

Ward:

Number of Idwork:

Total Cost:

Site Element Summary

Overall Score:

Score comment:

Element	Score	Comment
01	B	
02	D	
03	C	
04	D	
05	B	
06	C	
07	B	
08	C	



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09	C
10	C
11	B
12	B
XX	



Building Condition Scores

Site: SIT0311 (BLD00567)

Survey Date: 12/08/2016

Building: BLD00567 CURRIE HIGH SCHOOL - MAIN BUILDING

Address: 31

CURRIE
LOTHIAN
EH14 5RD

Type: 04 BUILDING

Year Built:

Listed Usage:

Usage: 23 HIGH SCHOOL

GEA (m2): 12999.63

GIA (m2): 12167.00

NIA (m2):

Ward: 2 Pentland Hills

Number of Idwork: 0

Total Cost: 0

Building Element Summary

Overall Score: C - Poor

Score comment:

Element	Score	Comment
01	B	
02	C	
03	C	
04	D	
05	B	
06	C	



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07	B
08	C
09	C
10	C
11	B
12	B
XX	



Building Condition Scores

Site: SIT0311 (BLD02417)

Survey Date: 12/08/2016

Building: BLD02417 CURRIE HIGH SCHOOL GREENHOUSE

Address: 31

EDINBURGH

EH14 5RD

Type: 04 BUILDING

Year Built:

Listed Usage:

Usage: XX QUERY

GEA (m2): 30.39

GIA (m2): 23.45

NIA (m2):

Ward: 2 Pentland Hills

Number of Idwork: 0

Total Cost: 0

Building Element Summary

Overall Score: B - Satisfactory

Score comment:

Element	Score	Comment
01	B	
02	D	
03		
04	A	
05	B	
06		



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07
08
09
10
11
12
XX



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Identified Work (by location)

Code:	IW00000911	Site:	SIT0311 CURRIE HIGH SCHOOL
Element:	11 External Areas	Building:	
Subelement:	11.01 Paths & Paved Pedestrian Areas	Room:	
Item:	11.01.01	Cost:	£1000.01
Condition:	D Bad	Remedy:	Standard set of signage including, CCTV in operation, All visitors to report to main entrance, No Smoking, Setting down and uplift of pupils from grounds is not permitted, No Dogs.
Priority:	01 Urgent	Defect:	No visible signage sets.
Comments:			
Photo:	No idwork image found.		

Identified Work (by location)

Code: IW00000909
Element: 11 External Areas
Subelement: 11.01 Paths & Paved Pedestrian Areas
Item: 11.01.01
Condition: C Poor
Priority: 02 Essential - Within 2 years

Comments: This is a large area of ground to lay unused.

Photo:



Site: SIT0311 CURRIE HIGH SCHOOL
Building:
Room:
Cost: £3317.12
Remedy: Consider additional planting to soak up
Defect: excess water found near disused former playing fields
to NW.

Identified Work (by location)

Code: IW00000900
Element: 11 External Areas
Subelement: 11.01 Paths & Paved Pedestrian Areas
Item: 11.01.04
Condition: C Poor
Priority: 01 Urgent
Comments:
Photo:

Site: SIT0311 CURRIE HIGH SCHOOL
Building:
Room:
Cost: £1500.00
Remedy: Repairs to and resetting of concrete slabs.
Defect: concrete slabs in poor condition.



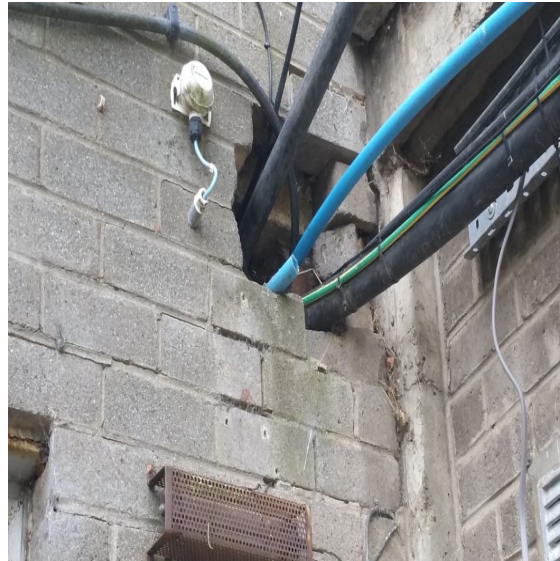
Identified Work (by location)

Code: IW00000905
Element: 11 External Areas
Subelement: 11.02 External works/infrastructure
Item: 11.02.01
Condition: C Poor

Priority: 01 Urgent

Comments:

Photo:



Site: SIT0311 CURRIE HIGH SCHOOL

Building:

Room:

Cost: £4500.00

Remedy: Snagging issues regarding the new extension have not been resolved satisfactorily. Although outwith defects period someone needs to take a look at this along with original project manager.

Defect: Snagging issues remain incomplete

Identified Work (by location)

Code: IW00000907
Element: 11 External Areas
Subelement: 11.02 External works/infrastructure
Item: 11.02.01
Condition: C Poor

Priority: 02 Essential - Within 2 years

Comments:

Photo:



Site: SIT0311 CURRIE HIGH SCHOOL
Building:
Room:
Cost: £2817.12
Remedy: Repairs to Brise soleil solar shading. Change of specification may be required if these vanes are unable to resist wind loadings.
Defect: Brise soleil solar shading requires repair.

Identified Work (by location)

Code: IW00000915
Element: 11 External Areas
Subelement: 11.02 External works/infrastructure
Item: 11.02.01
Condition: C Poor

Priority: 02 Essential - Within 2 years

Comments:

Photo:



Site: SIT0311 CURRIE HIGH SCHOOL
Building:
Room:
Cost: £200.00
Remedy: Containers need rationalised and any not required should be removed.
Defect: Containers need rationalised

Identified Work (by location)

Code: IW00000913
Element: 11 External Areas
Subelement: 11.02 External works/infrastructure
Item: 11.02.01
Condition: D Bad

Priority: 02 Essential - Within 2 years

Comments:

Photo:



Site: SIT0311 CURRIE HIGH SCHOOL
Building:
Room:
Cost: £3000.00
Remedy: Separate locked cage away from building is needed for bin store to prevent arson attacks. This is really a suitability issue and was one of the Cullen recommendations
Defect: Bin Store required.

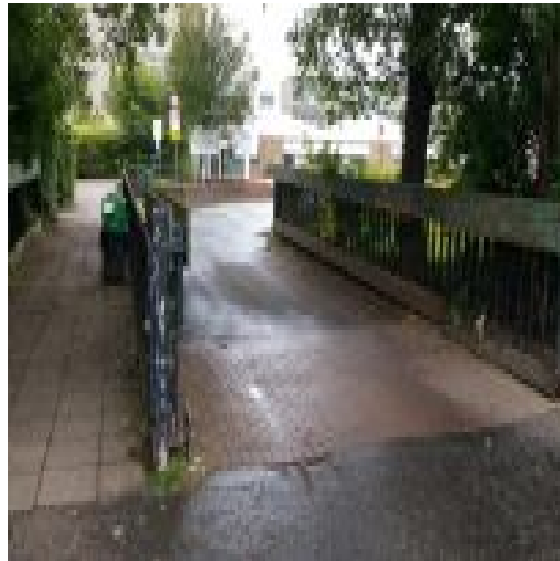
Identified Work (by location)

Code: IW00018195
Element: 11 External Areas
Subelement: 11.03 Walls, Fencing & Gates
Item: 11.03.03
Condition: C Poor

Priority: 02 Essential - Within 2 years

Comments: Entire perimeter of the school is poor in terms of security against intruders/vandalism. This would cost a considerable sum to address thoroughly.

Photo:



Site: SIT0311 CURRIE HIGH SCHOOL
Building:
Room:
Cost: £6585.60
Remedy: Main gates and fencing should be removed and replaced with black, colour coated, roll top mesh type.
Defect: Vehicular and pedestrian entrance fencing and gates are in very poor condition and create a poor first impression.
Defect Location: Main entrance



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Identified Work (by location)

Code:	IW00018504	Site:	SIT0311 CURRIE HIGH SCHOOL
Element:	11 External Areas	Building:	
Subelement:	11.03 Walls, Fencing & Gates	Room:	
Item:	11.03.08	Cost:	£0.00
Condition:	C Poor	Remedy:	Installation of security fencing to entire campus is perhaps impractical but the protection of the building against vandalism could be improved.
Priority:	03 Desirable - Within 3 to 5 years	Defect:	There is no proper security to the entire perimeter of the school boundary and counter to Cullen recommendations an open public "right of way" passes the entire length of the campus.
Comments:	Security needs to be discussed and designed before costs can be ascertained.	Defect Location:	Perimeter
Photo:	No idwork image found.		

Identified Work (by location)

Code: IW00000906
Element: 11 External Areas
Subelement: 11.04 Roads & Car Parks
Item: 11.04.05
Condition: C Poor

Priority: 02 Essential - Within 2 years

Comments:

Photo:



Site: SIT0311 CURRIE HIGH SCHOOL
Building:
Room:
Cost: £10000.02
Remedy: Pedestrian/vehicular traffic needs to be very well defined or completely separate. Localised repairs are needed to macadam and drainage improvements.
Defect: Pedestrian/vehicular traffic undefined.


Identified Work (by location)

Code:	IW00018196	Site:	SIT0311 CURRIE HIGH SCHOOL
Element:	12 Outdoor sports facilities and fixed furniture	Building:	
Subelement:	12.02 Pitch	Room:	
Item:	12.02.02	Cost:	£1448.83
Condition:	B Satisfactory	Remedy:	Automatic mowing system should be considered. Level change needs a handrail
Priority:	02 Essential - Within 2 years	Defect:	Grassed area used for field sports is in good condition. Requires regular cutting and line marking, and removal of dog dirt.
Comments:	Entire perimeter of the school is poor in terms of security against intruders/vandalism. Percieved right of way through school grounds was supposed to be closed post Cullen.		

Photo:



Identified Work (by location)

Code:	IW00018197	Site:	SIT0311 CURRIE HIGH SCHOOL
Element:	12 Outdoor sports facilities and fixed furniture	Building:	
Subelement:	12.02 Pitch	Room:	
Item:	12.02.02	Cost:	£7968.57
Condition:	C Poor	Remedy:	Automatic mowing system should be considered and fence to enable controlled access and night security.
Priority:	02 Essential - Within 2 years	Defect:	Grassed area used for field sports is in poor condition. Requires drainage improvement, regular cutting and line marking, and removal of dog dirt.
Comments:	Entire perimeter of the school is poor in terms of security against intruders/vandalism. Percieved right of way through school grounds was supposed to be closed post Cullen.		
Photo:			

Identified Work (by location)

Code: IW00018198
Element: 12 Outdoor sports facilities and fixed furniture
Subelement: 12.02 Pitch
Item: 12.02.03
Condition: B Satisfactory
Priority: 03 Desirable - Within 3 to 5 years

Site: SIT0311 CURRIE HIGH SCHOOL
Building:
Room:
Cost: £289.76
Remedy: Replace toe boards and add weed killer to perimeter.
Defect: All weather pitches in very good condition but some toe boarding needs replaced and weed suppressent is needed.
Defect Location: South of school

Comments:

Photo:





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Identified Work (by location)

Code: IW00000891
Element: 01 Roofs
Subelement: 01.02 Fascia/Soffit/Bargeboard
Item: 01.02.02
Condition: D Bad

Priority: 01 Urgent

Comments:
Photo: No idwork image found.

Site: SIT0311 CURRIE HIGH SCHOOL
Building: BLD00567
Room:
Cost: £5000.00
Remedy: Roof tank housing needs additional fixings for the timber boarding, re-stained and a new door
Defect: Roof tank housing in poor condition
Defect Location: Roof



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Identified Work (by location)

Code: IW00000892
Element: 01 Roofs
Subelement: 01.05 Roof Coverings
Item: 01.05.05
Condition: D Bad

Priority: 01 Urgent

Comments:

Photo: No idwork image found.

Site: SIT0311 CURRIE HIGH SCHOOL
Building: BLD00567
Room:
Cost: £12000.00
Remedy: Roofs require periodic clean up and clear gutters. Safe access systems need to be installed at 5 roof areas, along with signage alerting any persons of any limitations.

Defect: Roof area cover in debris.
Defect Location: Roof



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Identified Work (by location)

Code:	IW00000902	Site:	SIT0311 CURRIE HIGH SCHOOL
Element:	01 Roofs	Building:	BLD00567
Subelement:	01.06 Roof Structure	Room:	
Item:	01.06.01	Cost:	£2000.00
Condition:	C Poor	Remedy:	Rusty lintols need structural assessment and thereafter at least de-rust, treated, repainted.
Priority:	02 Essential - Within 2 years	Defect:	lintols found to be Rusty.
Comments:			
Photo:	No idwork image found.		



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Identified Work (by location)

Code:	IW00018077	Site:	SIT0311 CURRIE HIGH SCHOOL
Element:	01 Roofs	Building:	BLD00567
Subelement:	01.06 Roof Structure	Room:	
Item:	01.06.03	Cost:	£2634.85
Condition:	D Bad	Remedy:	Improve access and mansafe systems where none currently exist.
Priority:	02 Essential - Within 2 years	Defect:	Roof access for maintenance needs improved
Comments:		Defect Location:	All roofs
Photo:	No idwork image found.		

Identified Work (by location)

Code: IW00018190
Element: 02 Floors and stairs
Subelement: 02.01 Floor Finishes
Item: 02.01.11
Condition: B Satisfactory
Priority: 03 Desirable - Within 3 to 5 years

Site: SIT0311 CURRIE HIGH SCHOOL
Building: BLD00567

Room:
Cost: £52684.80
Remedy: Kitchen, dining, pool areas need works.
Defect: Floor finishes are generally sound but some need replaced and within the 5 year period 10% of the entire area will need replaced.

Defect Location: All areas on a worst first basis

Comments: Some specialist finishes are needed in some areas to aid hygiene cleansing, slip resistance etc.

Photo:



Identified Work (by location)

Code: IW00018079
Element: 02 Floors and stairs
Subelement: 02.02 Floor structure
Item: 02.02.01
Condition: D Bad

Priority: 02 Essential - Within 2 years

Comments: This fault has been evident since the school was opened. Any attempt to introduce lightweight leveling screed etc will merely impose more load on the structure.

Photo:



Site: SIT0311 CURRIE HIGH SCHOOL
Building: BLD00567
Room:
Cost: £2635.47
Remedy: Pending results of separate structural Survey. Monitor any movement or deflection change.
Defect: Tower block beams and floors are not level
Defect Location: Main tower block and apticularly at Home economics

Identified Work (by location)

Code: IW00000899
Element: 02 Floors and stairs
Subelement: 02.04 Staircases
Item: 02.04.01
Condition: C Poor

Priority: 02 Essential - Within 2 years

Comments:

Photo:



Site: SIT0311 CURRIE HIGH SCHOOL
Building: BLD00567
Room:
Cost: £197568.00
Remedy: External steps at various locations need design review/renewal.
Defect: External steps of outdated design. Some have erroneously had handrails removed and not replaced, some poor design.



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Identified Work (by location)

Code:	IW00018217	Site:	SIT0311 CURRIE HIGH SCHOOL
Element:	02 Floors and stairs	Building:	BLD00567
Subelement:	02.04 Staircases	Room:	
Item:	02.04.02	Cost:	£3161.08
Condition:	C Poor	Remedy:	Internal stairways should have handrails on either side.
Priority:	02 Essential - Within 2 years	Defect:	Internal stairs are generally good however some only have a handrail on one side.
		Defect Location:	Main stairway near dining hall.
Comments:	Perhaps a suitability or safety issue rather than condition.		
Photo:	No idwork image found.		

Identified Work (by location)

Code: IW00005436
Element: 03 Ceilings
Subelement: 03.01 Ceiling Finish
Item: 03.01.05
Condition: C Poor
Priority: 03 Desirable - Within 3 to 5 years

Site: SIT0311 CURRIE HIGH SCHOOL
Building: BLD00567
Room:
Cost: £3147.91
Remedy: Replace ceiling tiles
Defect: Several ceiling tiles are dislodged or stained.
Defect Location: Differing locations including classrooms

Comments: Suspended ceilings in poor condition give a poor impression though light weight materials unlikely to cause injury as a result of failure.

Photo:





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Identified Work (by location)

Code: IW00018191
Element: 03 Ceilings
Subelement: 03.01 Ceiling Finish
Item: 03.01.05
Condition: C Poor

Priority: 03 Desirable - Within 3 to 5 years

Comments: Suspended ceilings dated and in poor condition.
Photo: No idwork image found.

Site: SIT0311 CURRIE HIGH SCHOOL
Building: BLD00567
Room:
Cost: £31610.88
Remedy: Replace ceilings with modern hygiene focussed equivalent.
Defect: Several ceilings are dated in poor condition and not correct finish for area use.
Defect Location: Differing locations including dining/kitchen area



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Identified Work (by location)

Code:	IW00000903	Site:	SIT0311 CURRIE HIGH SCHOOL
Element:	04 External walls windows and doors	Building:	BLD00567
Subelement:	04.01 Ext Doors Glazing & Framing	Room:	
Item:	04.01.09	Cost:	£3000.00
Condition:	D Bad	Remedy:	These need adjusted to help prevent rodent infestations. Some need hold open devices to replace bricks etc.
Priority:	01 Urgent	Defect:	Some external doors have large gaps that should not exist.
Comments:			
Photo:	No idwork image found.		

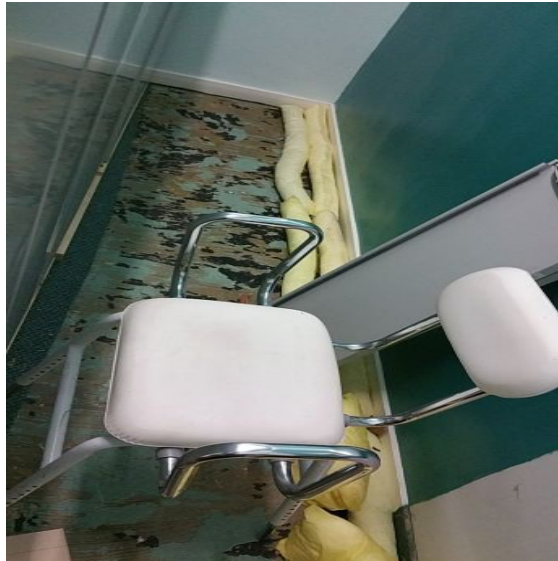
Identified Work (by location)

Code: IW00000917
Element: 04 External walls windows and doors
Subelement: 04.04 Ext Walls Structure & Foundations
Item: 04.04.04
Condition: C Poor

Priority: 02 Essential - Within 2 years

Comments: Courtyard excavation and temporary storage of material will be labour intensive. Wall should also be checked structurally as this acts as a retaining wall and may have been weakened by freeze/thaw cycles.

Photo:



Site: SIT0311 CURRIE HIGH SCHOOL
Building: BLD00567
Room:
Cost: £20000.00
Remedy: External tanking to walls at stores medical rooms etc. DPC needs to be tied into new tanking as worst water penetration seems to be at floor level.
Defect: External tanking to walls at stores medical rooms requires upgrade.
Defect Location: at courtyard adjacent to dining hall and in front of medical room



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Identified Work (by location)

Code:	IW00000894	Site:	SIT0311 CURRIE HIGH SCHOOL
Element:	04 External walls windows and doors	Building:	BLD00567
Subelement:	04.04 Ext Walls Structure & Foundations	Room:	
Item:	04.04.08	Cost:	£2500.01
Condition:	C Poor	Remedy:	Safety check on fixings to precast concrete panels will involve invasive survey to expose fixings internally. Panels that are slightly out of alignment should be the focus of investigative works. Including access
Priority:	01 Urgent	Defect:	Precast concrete panels are slightly out of alignment.
Comments:			
Photo:	No idwork image found.		



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Identified Work (by location)

Code:	IW00000895	Site:	SIT0311 CURRIE HIGH SCHOOL
Element:	04 External walls windows and doors	Building:	BLD00567
Subelement:	04.04 Ext Walls Structure & Foundations	Room:	
Item:	04.04.08	Cost:	£90000.01
Condition:	C Poor	Remedy:	External access equipment will be needed to remove any loose friable concrete externally. Pointing is needed to open joints and this will require access equipment or full scaffolding.
Priority:	01 Urgent	Defect:	Pointing is required to open joints
Comments:			
Photo:	No idwork image found.		

Identified Work (by location)

Code: IW00000922
Element: 04 External walls windows and doors
Subelement: 04.04 Ext Walls Structure & Foundations
Item: 04.04.08
Condition: D Bad

Priority: 03 Desirable - Within 3 to 5 years

Comments:

Photo:



Site: SIT0311 CURRIE HIGH SCHOOL
Building: BLD00567

Room:
Cost: £3420972.81

Remedy: Extensive concrete repairs/replacement cladding will need to be considered to usefully extend the buildings lifespan. Costs will vary widely dependant on specification.

Defect: Extensive concrete repairs/internal insulation and over-cladding or similar major refurbishment is required.



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Identified Work (by location)

Code:	IW00000898	Site:	SIT0311 CURRIE HIGH SCHOOL
Element:	04 External walls windows and doors	Building:	BLD00567
Subelement:	04.05 External Wall Finish	Room:	
Item:	04.05.02	Cost:	£1000.01
Condition:	D Bad	Remedy:	Remedial works in association with introduction of services through building fabric. Holes need patched.
Priority:	01 Urgent	Defect:	Holes found through building fabric for introduction of services.
Comments:			
Photo:	No idwork image found.		

Identified Work (by location)

Code: IW00018192
Element: 04 External walls windows and doors
Subelement: 04.07 Window Framing & Glazing
Item: 04.07.03
Condition: D Bad
Priority: 03 Desirable - Within 3 to 5 years

Comments:

Photo:



Site: SIT0311 CURRIE HIGH SCHOOL
Building: BLD00567
Room:
Cost: £65856.00
Remedy: Renew defective or dated windows.
Defect: Window replacement phases have been completed over the years but further works are needed.
Defect Location: Main tower block



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Identified Work (by location)

Code: IW00018080
Element: 05 Internal walls and doors
Subelement: 05.02 Internal Doors & glazed screens
Item: 05.02.04
Condition: C Poor

Priority: 03 Desirable - Within 3 to 5 years

Comments:

Photo: No idwork image found.

Site: SIT0311 CURRIE HIGH SCHOOL
Building: BLD00567
Room:
Cost: £15805.44
Remedy: Repaint, adjust, and replace ironmongery. Doors in community areas where young children have access should be fitted with finger guards
Defect: Doors are generally in good condition but 5% need adjusted, new hardware or painted.
Defect Location: Teaching block circulation routes

Identified Work (by location)

Code:	IW00005435	Site:	SIT0311 CURRIE HIGH SCHOOL
Element:	05 Internal walls and doors	Building:	BLD00567
Subelement:	05.03 Internal Wall Finish	Room:	
Item:	05.03.02	Cost:	£31610.88
Condition:	B Satisfactory	Remedy:	Simple remedy is to temporary remove all MK trunking, skirtings and other wall mounted services. Remove defective inner wall lining and inspect to determine cause of fault. If all proves to be sound then dry line the wall and introduce plasterboard with a scrim coat of plaster. Following decoration and services should be reinstated. Additional insulation could also be introduced when undertaking the works.
Priority:	03 Desirable - Within 3 to 5 years	Defect:	Minor cracking and crazing has manifested in 4 walls of Computer Studies classrooms.
Comments:	Costs are dependant of level of remedial works that might be uncovered.		
Photo:			



Identified Work (by location)

Code: IW00005437
Element: 05 Internal walls and doors
Subelement: 05.03 Internal Wall Finish
Item: 05.03.02
Condition: B Satisfactory

Priority: 03 Desirable - Within 3 to 5 years

Comments:

Photo:



Site: SIT0311 CURRIE HIGH SCHOOL
Building: BLD00567

Room:
Cost: £13171.20

Remedy: Repaint and perhaps introduce a wall guard system for worst areas. Redecoration is cyclical and an annual allowance should be set aside rather than waiting until 100% of all walls need redecorated.

Defect: Walls are currently in reasonable condition although heavy circulation areas are beginning to become marked and worn.

Defect Location: Teaching block circulation routes

Identified Work (by location)

Code: IW00018193
Element: 05 Internal walls and doors
Subelement: 05.03 Internal Wall Finish
Item: 05.03.02
Condition: B Satisfactory
Priority: 03 Desirable - Within 3 to 5 years

Comments:
Photo:



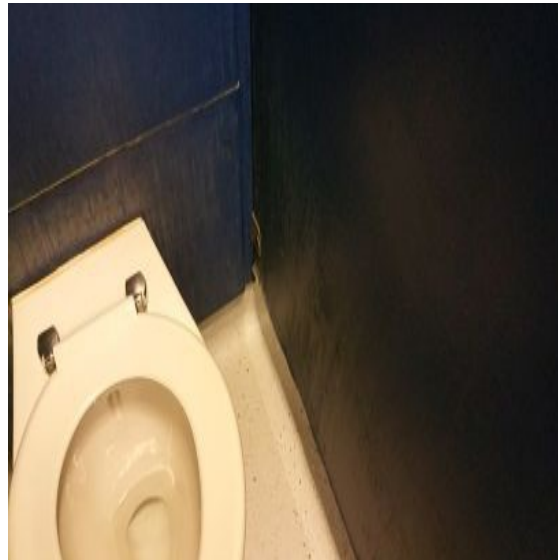
Site: SIT0311 CURRIE HIGH SCHOOL
Building: BLD00567
Room:
Cost: £15963.49
Remedy: Dry-line, repaint and perhaps introduce a wall guard system for worst areas.
Defect: Internal walls are severely affected by water ingress as a result of faulty tanking where external ground level is higher than floor level.
Defect Location: Medical room, store room, and dining areas.

Identified Work (by location)

Code: IW00004994
Element: 06 Sanitary services
Subelement: 06.01 Cubicle Walling
Item: 06.01.01
Condition: C Poor
Priority: 03 Desirable - Within 3 to 5 years

Comments:

Photo:



Site: SIT0311 CURRIE HIGH SCHOOL
Building: BLD00567
Room:
Cost: £19756.80
Remedy: Renew
Defect: Delaminating
Defect Location: Boys toilets and vanity units

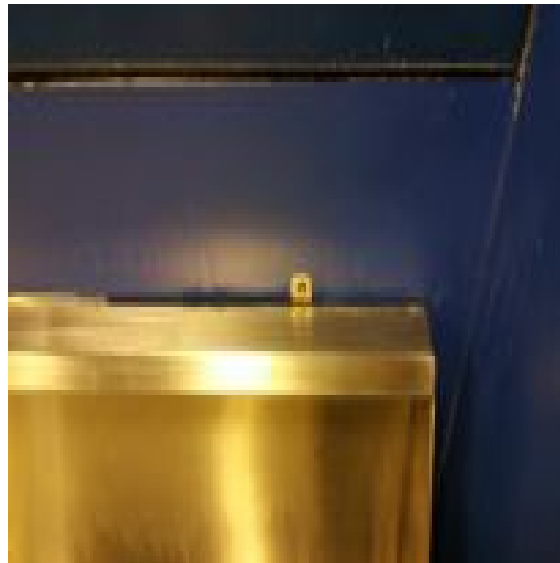
Identified Work (by location)

Code: IW00005432
Element: 06 Sanitary services
Subelement: 06.03 Toilets
Item: 06.03.02
Condition: C Poor
Priority: 03 Desirable - Within 3 to 5 years

Site: SIT0311 CURRIE HIGH SCHOOL
Building: BLD00567
Room:
Cost: £10536.96
Remedy: Line walling with hygiene boards.
Defect: Urinals in main pupil toilets need to be improved through introduction of hygiene wall lining board.
Defect Location: Top edge of urinal

Comments: Toilets have a dark oppressive colour scheme which could be made better and easier to clean with introduction of Respotex or similar lining board bonded over.

Photo:





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Identified Work (by location)

Code:	IW00000881	Site:	SIT0311 CURRIE HIGH SCHOOL
Element:	07 Mechanical services	Building:	BLD00567
Subelement:	07.06 Safety & Security Equipment	Room:	
Item:	07.06.01	Cost:	£5000.01
Condition:	D Bad	Remedy:	Install an appropriate and suitable interlock device between the cooker and Extract hood/ventilation system in the kitchen of this building to ensure compliance with BS: 6173 and all other current legislation.
Priority:	01 Urgent	Defect:	No interlock device installed between gas supplies and cooker hood extract vent.
Comments:		Defect Location:	Kitchen
Photo:	No idwork image found.		



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Identified Work (by location)

Code: IW00000883
Element: 08 Electrical services
Subelement: 08.03 Electrical Power
Item: 08.03.04
Condition: D Bad

Priority: 01 Urgent

Comments:

Photo: No idwork image found.

Site: SIT0311 CURRIE HIGH SCHOOL
Building: BLD00567
Room:
Cost: £1200.01
Remedy: Carefully disconnect and remove 10 way SP&N distribution board and 100amp isolator. Warning switch gear main contain Asbestos. Identify outgoing circuit test and connect to new 12 way SP&N distribution board complete with 100 amp intregal isolator.
Defect: 10 way SP&N distribution board and 100amp isolator found in poor condition. Warning switch gear main contain Asbestos.



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Identified Work (by location)

Code: IW00000885
Element: 08 Electrical services
Subelement: 08.05 Lighting
Item: 08.05.03
Condition: D Bad

Priority: 01 Urgent

Comments:

Photo: No idwork image found.

Site: SIT0311 CURRIE HIGH SCHOOL
Building: BLD00567
Room:
Cost: £1000.01
Remedy: Remove 2nr low bay light fittings in Gym Hall and Swimming Pool. Supply and install 2nr low bay light fittings.Scaffolding will be required
Defect: 2nr low bay light fittings in poor condition.
Defect Location: Gym Hall



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Identified Work (by location)

Code: IW00000889
Element: 08 Electrical services
Subelement: 08.05 Lighting
Item: 08.05.03
Condition: D Bad

Priority: 01 Urgent

Comments:

Photo: No idwork image found.

Site: SIT0311 CURRIE HIGH SCHOOL
Building: BLD00567
Room:
Cost: £10000.03
Remedy: Carefully disconnect and remove 3nr octagonal section of track lighting in library. Test circuit wiring and if suitable connect new track lighting.
Defect: 3nr octagonal section of track lighting in library in poor condition.
Defect Location: library



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Identified Work (by location)

Code: IW00000921
Element: 08 Electrical services
Subelement: 08.05 Lighting
Item: 08.05.03
Condition: B Satisfactory

Site: SIT0311 CURRIE HIGH SCHOOL
Building: BLD00567

Room:
Cost: £2500000.01

Remedy: The electrical installation should be rewired in a phased programme Sub main cables should be tested and if suitable results are obtained should be reconnected to sub main distribution boards. The main panel board and sub main boards are in good condition and should be retained. Circuit wiring to lighting and power system should be rewired using existing containment ie trunking and conduit systems. Supply and fit LED light fitting and 3 compartment trunking in offices and classrooms.

Priority: 03 Desirable - Within 3 to 5 years

Defect: All lighting requires upgrade/renewal.

Comments:

Photo: No idwork image found.



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Identified Work (by location)

Code:	IW00000916	Site:	SIT0311 CURRIE HIGH SCHOOL
Element:	09 Redecorations	Building:	BLD00567
Subelement:	09.01 External Decoration	Room:	
Item:	09.01.04	Cost:	£13000.00
Condition:	D Bad	Remedy:	Renovate main entrance to give good first impression. External paint to windows, doors, fascia and handrail renewal, etc.
Priority:	02 Essential - Within 2 years	Defect:	paintwork to windows, and entrance gate, handrails, doors, in poor condition.
Comments:			
Photo:	No idwork image found.		



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Identified Work (by location)

Code:	IW00000919	Site:	SIT0311 CURRIE HIGH SCHOOL
Element:	09 Redecorations	Building:	BLD00567
Subelement:	09.02 Internal Decoration	Room:	
Item:	09.02.05	Cost:	£100000.00
Condition:	D Bad	Remedy:	Pool hall needs refurbished and new tiling. Dining area needs major refurb, tanking seems to be currently on site. Kitchens need upgraded including floor finishes and "Respotex" or similar hygiene wall lining system.
Priority:	02 Essential - Within 2 years	Defect:	Kichen, Dining room & Pool area all require major upgrade.
Comments:			
Photo:	No idwork image found.		

Identified Work (by location)

Code: IW00018194
Element: 10 Fixed internal furniture and fittings
Subelement: 10.01 Fixed Furniture
Item: 10.01.02
Condition: D Bad

Priority: 02 Essential - Within 2 years

Comments:

Photo:



Site: SIT0311 CURRIE HIGH SCHOOL
Building: BLD00567

Room:
Cost: £13596.65

Remedy: Remove existing shelving design a suitable storage layout and install "Dexion" or similar fully supported shelving system with labelled load capacity. Revise details of other fixed furniture.

Defect: Most cupboard spaces throughout the school are poorly designed and have inappropriate spur shelving units. Fixed benches have poor floor fixings, fixed kitchen features have a ceramic tiled finish.

Defect Location: Throughout the school

Identified Work (by location)

Code: IW00018122
Element: 10 Fixed internal furniture and fittings
Subelement: 10.01 Fixed Furniture
Item: 10.01.03
Condition: D Bad

Priority: 02 Essential - Within 2 years

Comments:

Photo:



Site: SIT0311 CURRIE HIGH SCHOOL
Building: BLD00567
Room:
Cost: £66281.73
Remedy: Remove existing stations and fit new replacements to suit layout preferred by school.
Defect: Home economics area requires major upgrade. Layout is poor, units are in poor condition, hygiene is poor, lighting poor, thermal comfort poor, ventilation poor, floor structure and finish is poor.
Defect Location: Main tower block

Identified Work (by location)

Code: IW00018123
Element: 11 External Areas
Subelement: 11.01 Paths & Paved Pedestrian Areas
Item: 11.01.01
Condition: D Bad
Priority: 02 Essential - Within 2 years

Comments:

Photo:



Site: SIT0311 CURRIE HIGH SCHOOL
Building: BLD00567
Room:
Cost: £66281.73
Remedy: Mark up pedestrian routes clearly and install railings where there is level changes exceeding 600mm.
Defect: Most pathways are in good condition but some better line marking at vehicular areas and some handrails at drops/level changes are required. Equalities Act crossing is very poor.
Defect Location: Entire school

Identified Work (by location)

Code: IW00000901
Element: 02 Floors and stairs
Subelement: 02.02 Floor structure
Item: 02.02.01
Condition: D Bad
Priority: 02 Essential - Within 2 years

Site: SIT0311 CURRIE HIGH SCHOOL
Building: BLD02417
Room:
Cost: £5790.28
Remedy: Entire area needs tanked and slabs reinstated.
Defect: Floor of greenhouse and surrounding area forms roof of plant room below. This area is tanked and covered in paving slabs which are ineffective
Defect Location: Greenhouse floor to North of main building

Comments: Previous efforts have failed. This needs to be undertaken by a specialist firm.

Photo:



Total Idwork Cost: £6847394.09