

**NEW SCHOOLS REDEVELOPMENT PROJECT - UPDATE**

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**1.0 EXECUTIVE SUMMARY**

- 1.1 This report provides Members with progress on the new schools redevelopment project in partnership with hubNorth Scotland Ltd (hubNorth) to build the new Oban High School.
- 1.2 The Stage 2 Submission for the Campbeltown/Oban Design Build Finance and Maintain (DBFM) was received from hubNorth in December 2015. The Submission has been reviewed by the schools redevelopment project team with support from the Council's external Financial, Legal and Technical advisors.
- 1.3 At its meeting on 17 March 2016, the Policy and Resources Committee agreed:
  - the Stage 2 Submission for the Campbeltown/Oban schools project; and
  - that the project could proceed to a Financial Close within the financial envelope agreed by the Council in its Capital Plan and Revenue Outlook at the budget meeting of 11 February 2016.
- 1.4 The Scottish Futures Trust (SFT) has carried out its Key Stage Review (KSR) of the Stage 2 Submission and the SFT's approval was received on Wednesday 23 March 2016.
- 1.5 Financial Close on the Campbeltown/Oban schools redevelopment project was reached on Thursday 24 March 2016.
- 1.6 The key programme construction dates for the new Oban High School are set out in Paragraph 4.6 hereof.

**RECOMMENDATIONS**

It is recommended that Members note:

- 1 The project milestone of reaching Financial Close for the Campbeltown Grammar School and Oban High School redevelopment project; and
- 2 The key construction dates for Oban High School as set out in Paragraph 4.6 hereof.

## NEW SCHOOLS REDEVELOPMENT PROJECT

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### 2.0 INTRODUCTION

- 2.1 This report provides Members with progress on the Council's new schools redevelopment project in partnership with hubNorth Scotland Ltd (hubNorth) to build a new secondary school in Oban. The new school to be delivered through the Scottish Government's Schools for the Future Programme.
- 2.2 The project will deliver in Oban the construction of a new secondary school for pupils aged between 12 to 18, with capacity for 1300 pupils, to replace the existing Oban High School on the current school site and will include demolition of the existing school buildings, provision of an enlarged car park, landscaping, and provision of a pedestrian footway with lighting from the new school facilities to the grass pitches owned by the Council at Glencruitten, Oban. The existing 3G artificial turf carpet will be replaced with a new 3G carpet and shock-pad suitable for football and rugby in Year 1 of Operation.

### 3.0 RECOMMENDATIONS

It is recommended that Members note:

- 3.1 The project milestone of reaching Financial Close for the Campbeltown Grammar School and Oban High School redevelopment project; and
- 3.2 The key construction dates for Oban High School as set out in Paragraph 4.6 hereof.

### 4.0 DETAIL

- 4.1 The Stage 2 Submission for the Campbeltown/Oban Design Build Finance and Maintain (DBFM) project was received from hubNorth in December 2015 and was reviewed by the schools redevelopment project team with support from the Council's external Financial, Legal and Technical advisors.
- 4.2 Prior to the conclusion of the SFT's Key Stage Review (KSR) of the Stage 2 Submission, the Council was required to discuss the progress and proposals of the project with the Scottish Government (SG) and the SFT. The discussions took the form of a presentation and workshop held on Wednesday 2 March 2016, at the SFT's offices in Edinburgh.

The Council's project team demonstrated through its presentation, how it has responded to achieving Scotland's Schools for the Future Programme goals within the project.

Namely:

- Efficient & Effective Procurement;
- Cost Efficiency;
- Delivery of Schools by the Council's Target Date of March 2018; and
- Delivery of the Schools Estate Strategy Principles.

The outcome for the workshop has been a clear understanding between the parties (SG, SFT, and the Council) that the school projects are on track to achieving the four key programme goals.

- 4.3 On 17 March 2016, the Policy and Resources Committee agreed:
- the Stage 2 Submission for the Campbeltown/Oban schools redevelopment project; and
  - that the project could proceed to a Financial Close within the financial envelope agreed by the Council in its Capital Plan and Revenue Outlook at the budget meeting of 11 February 2016.
- 4.4 The SFT's Key Stage Review (KSR) of the Stage 2 Submission for Campbeltown/Oban has been completed and SFT's approval was received on Wednesday 23 March 2016.
- 4.5 Representatives from hubNorth Scotland, Galliford Try (Parent Company of Tier 1 building contractor Morrison Construction); Aviva; FES FM Ltd; the Scottish Government, and the Council signed the Contract agreement on Thursday 24 March 2016 to conclude Financial Close on the Campbeltown/Oban project.

4.6 **Oban High School Key Construction Dates**

The key construction dates for the new Oban High School are:

<b>Date</b>	<b>Description</b>	<b>Comment</b>
24 March 2016	Financial Close achieved	
28 March – 22 April 2016	Construction Lead-in Period	Morrison Construction mobilisation period
25 April – 20 May 2016	McCall Terrace Drainage Works	
9 May – 29 July 2016	Culvert and Footpath Realignment	Works required to establish site compound
16 May – 10 June 2016	Soroba Road Junction Improvement Works	New traffic lights installed

16 May – 24 June 2016	Site Set up and Access (including Hoarding)	
May/June 2016	Phase 1 School Building Works start	Works commence with Excavation/Piling/Sub -Structure/Drainage/ Ground Floor Slab
September 2016		Structural Steel/ Fire Protection/Stairs /Suspended Slabs
	<i>Future Phases</i>	<i>Updates will be issued to Members at Future Meetings</i>
February 2018	Commissioning of Services	
23 March 2018	Phase 1 Practical Completion	
Easter Holidays 2018	Pupils/Staff Decant to new school building	
April 2018	Phase 2 External Works Start	
April – August 2018	Demolition of existing Oban High School buildings	
August 2018 - January 2019	Construction of Car Park, Pupil Social Space, and Bus drop-off	
January 2019	Phase 2 completed	All works completed and whole school availability

- 4.7 Prior to the main school building works commencing on site, Morrison Construction will conduct information meetings with:
- senior school staff;
  - whole staff meetings;
  - parent council; and
  - hold a community meeting with invitations in particular being issued to immediate neighbours of the school site

The first meetings are in the process of being planned for immediately after the schools return from the Easter school holiday period.

Follow up meetings will be held at key construction stages and information will be issued by Morrison Construction on a regular basis through newsletters.

- 4.8 Throughout the construction period a number of benefits and opportunities will be available through:
- Employment Opportunities;

- Apprenticeships;
- Work Placements;
- Curriculum support; and
- Visits by and to schools.

## 5.0 CONCLUSION

- 5.1 The approval of the Stage 2 submission for the Campbeltown/Oban project marked a significant milestone in the schools redevelopment project.
- 5.2 Following a detailed review of the Stage 2 Submission and the project successfully completing its KSR through the SFT, the Campbeltown / Oban project reached Financial Close on 24 March 2016.
- 5.3 A period of approximately 4 weeks is required for Morrison Construction to have as a “lead in” period prior to the Works commencing on site in April 2016.

## 6.0 IMPLICATIONS

**Policy** The Council previously authorised the Executive Director of Community Services to issue the NPRs for the new Campbeltown Grammar and Oban High schools, on the basis of the agreed design capacities and assessment of affordability. In addition, the Council delegated all matters in respect of the provision of the new school facilities to the Council’s Policy and Resources Committee.

**Financial** The project has been delivered within the financial envelope agreed by the Council in its Capital Plan and Revenue Outlook at the budget meeting of 11 February 2016.

**Legal** The project agreement has been signed on 24 March 2016.

**HR** None at present.

**Equalities** None at present.

**Risk** The Council continues to progress the projects to ensure completion of construction of the schools within the Scottish Government’s end date of March 2018.

**Customer Service** None at present.

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