

**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 Campbeltown Grammar 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 Campbeltown Grammar 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/Oban High School redevelopment project; and
- 2 The key construction dates for Campbeltown Grammar School are 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 Campbeltown. The new school to be delivered through the Scottish Government's Schools for the Future Programme.
- 2.2 The Project will deliver in Campbeltown the construction of a new secondary school for pupils aged between 12 to 18, with a capacity for 500 pupils, to replace the existing Campbeltown Grammar School on the current school site, and will include the demolition of the existing school buildings, provision of an enlarged car park, landscaping and a 3G artificial turf pitch.

### 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 Campbeltown Grammar 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 **Campbeltown Grammar School Key Construction Dates**

The key construction dates for the new 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 – 17 June 2016	Culvert Works	New culvert constructed from southern boundary of existing school site to the "Cutting"
July 2016	Phase 1 School Building Works Start	Works commence with Excavation/Piling/Sub-Structure/Drainage/Ground Floor Slab

October 2016		Structural Steel/ Fire Protection/ Stairs/Suspended Slabs
	<i>Future Building Works</i>	<i>Updates will be issued to Members on an ongoing basis</i>
January 2018	Commissioning of Services	
February 2018	Campbeltown Grammar School Decant	Pupils/staff move into new school building
April – August 2018	Phase 2 External Works	Demolition of Existing Campbeltown Grammar School
August – November 2018		Construction of New 3G Pitch, Car Park
November 2018	Phase 2 completion	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 school returns 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 their newsletters.

- 4.8 Throughout the construction period a number of benefits and opportunities will be available to the school and local community through:
- Employment Opportunities;
  - Apprenticeships;
  - Work Placements;
  - Curriculum support; and
  - Visits by and to schools.

Details of each of these benefits and opportunities will be issued to Members in due course as the construction of the new school proceeds.

## 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, in partnership with hubNorth, continues to monitor the progress of the project 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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