

**NEW SCHOOLS REDEVELOPMENT PROJECT UPDATE
CAMPBELTOWN GRAMMAR SCHOOL**

1.0 EXECUTIVE SUMMARY

- 1.1 Financial Close on the Campbeltown/Oban Schools Redevelopment Project was reached on Thursday 24 March 2016. 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 Council's Communications Team, in partnership with hubNorth, has developed a communications and engagement strategy to provide regular, reliable and meaningful information about the project through:
- Press Releases;
 - Newsletters; and
 - Monthly Updates.

The first newsletter was issued to coincide with the start of the new school session.

- 1.3 Morrison Construction, hubNorth's Tier 1 Building Contractor, started work on site on 25th April 2016. The initial works concentrated on the site set up and the installation of a new culvert to serve the site. During the period June - October the construction work has been focused on the groundworks for the site of the new school building itself. The works are progressing well.
- 1.4 The Turf Cutting Ceremony for the new Campbeltown Grammar School took place on Monday 27th June 2016.
- 1.5 Morrison Construction has registered the site with the Considerate Constructors Scheme. Further details of this scheme, and the first inspection visit, are set out in Paragraph 4.9 and Appendices 1 and 2 to this report.

RECOMMENDATIONS

It is recommended that Members note the content of this report.

**NEW SCHOOLS REDEVELOPMENT PROJECT UPDATE
CAMPBELTOWN GRAMMAR SCHOOL**

2.0 INTRODUCTION

- 2.1** This report provides Members with progress on the Council's Schools Redevelopment Project in partnership with hubNorth Scotland Ltd (hubNorth) to build a new secondary school in Campbeltown.
- 2.2** Financial Close on the Campbeltown/Oban Schools Redevelopment Project was reached on Thursday 24 March 2016.

The Project will deliver in Campbeltown the construction of a new secondary school for pupils aged between 12 and 18, with a design capacity for 500 pupils. The new school will replace the existing Campbeltown Grammar School on the current school site, and the project will include the demolition of the existing school buildings, provision of an enlarged car park, landscaping and the installation of a 3G artificial turf pitch.

3.0 RECOMMENDATIONS

It is recommended that Members note the content of this report.

4.0 DETAIL

- 4.1** On Thursday 24 March 2016, representatives from hubNorth Scotland Ltd, 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 to conclude Financial Close on the Campbeltown/Oban project.
- 4.2** The Council's School Redevelopment Projects are being delivered as part of the Scottish Government's Schools for the Future Programme pipeline through hubNorth, the Council's project partner.
- 4.3** The key programme dates for Campbeltown Grammar School are:

Date	Description	Comment
May 2016 – February 2018	Phase 1 – Construction of new school building	
February 2018	Campbeltown Grammar School Decant	Pupils/staff move into new school building
April – November 2018	Phase 2 External Works	Demolition of existing school buildings and construction of new 3G pitch and car park
November 2018	Phase 2 Completion	All works completed and whole school availability

4.4 Project Update

Preparatory site works commenced in early May 2016. These works included construction of a new access road to the construction site itself and to the contractor’s site accommodation on the school site. A new culvert has been constructed through the area known as “The Cutting” and Kintyre Park before entering the school site. The culvert was completed in mid-June.

Site Compound and Culvert

The photographs below illustrate the establishment of the site compound, and the culvert works.

Photographs 1 - 4 - the new site access road, contractors’ parking and site offices established at the Eastern edge of the current school site.

Photographs 5 - 10 - the Culvert works.



1 Site access road



2 Contractor's parking



3 Site compound area



4 Site compound offices



5 Culvert works taking place in the Cutting



6 Cutting works



7 Completed works & new lighting in the Cutting



8 Re-instatement of Limecraigs Road



9 Culvert pipe within Kintyre Park



10 Kintyre Park re-instated following culvert works

Following the site set up, the main groundworks completed during the period June - August were:

- Site perimeter fencing;
- Demolition of the Boatshed and Music Block;
- New mains gas pipeline installed;
- Concrete and piling foundations for the new school building; and
- Installation of sports facilities – long jump/triple jump run up and pit,

high jump run up area, throwing circle and protective cage, grass pitch realignment with new goals/nets, and ball stop fence.

The works are progressing well and the various groundworks are illustrated in Photographs 11 – 20 below.



11a Site access showing Boat Shed in the background



11b Demolition of the Boat Shed



12a Music Block



12b Music Block demolition



13a New Gas main installed



13b New gas meter housing



14 Preparatory ground works



15a Preparing Concrete Foundations



15b Installation of pad foundation reinforcement with Pecaform.



15c Pad foundations after concrete pour



16a Piling Rig



16b Piling works



17 New long/triple jump run-up and sand pit



18 New high jump run-up area



19 New throwing circle and cage



20 Grass pitch realignment and new ball stop fence

4.5 **Future Building Works**

Future works planned for October and November include:

- Pre-cast lift shafts; and
- Structural steelwork.

As well as the actual construction works taking place, in the background the hubNorth design team continues to progress the design elements in line with the construction programme.

Ryder Architects visited the school in September to discuss a number of key aspects of the design including:

- Colour palette;
- Internal door lock suiting;
- Sanitary ware; and
- Sports flooring.

4.6 Communications

HubNorth, working with the Council and Morrison Construction, has produced a communications and engagement strategy. The approach uses the best-practice model developed by the Council's Communications Team for major capital projects, such as the Oban Public Realm Scheme.

Regular, reliable and meaningful information about the project will be available through:

- Press Releases;
- Newsletters; and
- Monthly Updates.

The first project newsletter was issued to coincide with the start of the new school session.

Separate to this, information is issued to pupils and staff, as and when required, as they are the group most directly affected by the Works on an ongoing basis.

4.7 Events

The Turf Cutting Ceremony for the new Campbeltown Grammar School took place on Monday 27th June. Speeches were delivered by Councillor Rory Colville, Catriona Hood, Head Teacher, and Angus McFarlane, Chief Executive hubNorth Scotland Ltd.

Councillor Rory Colville, assisted by the Catriona Hood, and the oldest and youngest pupils, cut the turf on the existing playing fields, formally marking the beginning of the construction process.

Councillors Donald Kelly and John Armour were also in attendance, along with various representatives from the Council, Hub North Scotland Ltd, Morrison Construction, and Campbeltown Grammar School staff, pupils and parents.



Catriona Hood (Head Teacher), Megan Lines (Youngest Pupil for the new CGS), Cameron MacAlister (Oldest Pupil) and Cllr Rory Colville “cutting the turf”.

4.8 Community Benefits

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 to the site and by Morrison Construction and their design team to the school.

During September, of the 30 operatives working on site, 24 were from local contractors. In addition, the full time administrator position has been filled locally.

4.9 Considerate Contractor Scheme

In April 2016, Morrison Construction registered the site with the Considerate Constructors Scheme. Considerate Constructors seek to improve the image of the construction industry by striving to promote and achieve best practice under the Scheme's Code.

The Code is in five parts:

- Care about Appearance;
- Respect the Community;
- Protect the Environment;
- Secure everyone's Safety; and
- Value their Workforce.

Further detail of the Considerate Constructors Scheme is attached as

Appendix 1 hereof.

The first site inspection visit took place on 9th August 2016, and the executive summary of the inspection report is detailed as Appendix 2 hereof.

4.10 Health, Safety and Environmental

The Campbeltown Grammar School construction site received a visit from Health and Safety Executive (HSE) inspector on Wednesday 31 August 2016. There were no issues raised during the visit. Separately, the site has been inspected by Galliford Try Health and Safety Managers, again with no issues raised.

5.0 CONCLUSION

- 5.1** The project to deliver new schools on a design, build, finance, and maintain basis in respect of Campbeltown Grammar School is now in the construction phase. This report provides highlight reporting in relation to the progress of the Works.

6.0 IMPLICATIONS

Policy 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 is being 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 was signed on 24 March 2016.

HR None at present.

Equalities None at present.

Risk The Council, in partnership with hubNorth Scotland Ltd, 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 The availability of the school for community lets is restricted during the period of the construction of the new school.

Douglas Hendry (Executive Director of Customer Services)

Ann Marie Knowles (Acting Executive Director of Community Services)

Councillor Rory Colville (Policy Lead – Education and Lifelong Learning)

9 September 2016

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Appendix 1 – Considerate Constructors Scheme

Considerate constructors seek to improve the image of the construction industry by striving to promote and achieve best practice under the Code. The Code of Considerate Practice outlines the Scheme's expectations and describes those areas that are considered fundamental for registration with the Scheme. The Code applies to all registered sites, companies and suppliers regardless of size, type or location.

The Code is in five parts and contains a series of bullet points. Each section of the Code contains an aspirational supporting statement and four bullet points which represent the basic expectations of registration with the Scheme.

Care about Appearance

Constructors should ensure sites appear professional and well managed:

- Ensuring that the external appearance of sites enhances the image of the industry;
- Being organised, clean and tidy;
- Enhancing the appearance of facilities, stored materials, vehicles and plant and
- Raising the image of the workforce by their appearance.

Respect the Community

Constructors should give utmost consideration to their impact on neighbours and the public:

- Informing, respecting and showing courtesy to those affected by the work;
- Minimising the impact of deliveries, parking and work on the public highway;
- Contributing to and supporting the local community and economy; and
- Working to create a positive and enduring impression, and promoting the Code.

Protect the Environment

Constructors should protect and enhance the environment;

- Identifying, managing and promoting environmental issues;
- Seeking sustainable solutions, and minimising waste, the carbon footprint and resources;
- Minimising the impact of vibration, and air, light and noise pollution; and
- Protecting the ecology, the landscape, wildlife, vegetation and water courses.

Secure everyone's Safety

Constructors should attain the highest levels of safety performance;

- Having systems that care for the safety of the public, visitors and the workforce;
- Minimising security risks to neighbours;
- Having initiatives for continuous safety improvement; and
- Embedding attitudes and behaviours that enhance safety performance.

Value their Workforce

Constructors should provide a supportive and caring working environment;

- Providing a workplace where everyone is respected, treated fairly, encouraged and supported;
- Identifying personal development needs and promoting training;
- Caring for the health and wellbeing of the workforce; and
- Providing and maintaining high standards of welfare.

Appendix 2 – Considerate Constructors Report Summary

Considerate Constructors Scheme Monitor's Site Report



Project Name	Campbeltown Grammar School				
Contractor Name	Morrison Construction Scotland – Highland				
Onsite contact(s)	Ian Neil				
Site ID number	96591	Visit no	1	Visit date	09/08/2016

Site description, context and location

A new build grammar school with phase 1 being the new buildings and phase 2 demolition of the existing buildings and construction of sports facilities. The school remains fully operational throughout and is located within a mature residential area with the local hospital nearby. Campbeltown is remote and deliveries require careful scheduling. Groundworks underway

Checklist section	Category score		Score descriptor
1. Care about Appearance	8	/10	1. Gross Failure 2. Failure 3. Major non compliance 4. Minor non compliance 5. Compliance 6. Good 7. Very Good 8. Excellent 9. Exceptional 10. Innovative
2. Respect the Community	9	/10	
3. Protect the Environment	7	/10	
4. Secure everyone's Safety	8	/10	
5. Value their Workforce	9	/10	
Total Score	41	/50	

For more information on score descriptors, see "Site Scoring Explained" or visit www.ccscheme.org.uk

Executive Summary

The site provides an excellent example of a professionally managed and organised site – a great advertisement for the industry. A very well presented site access included informative public noticeboard, off road car parking and delivery waiting area, neatly laid out site accommodation and compound. A good working relationship has been established with the school and neighbours and the involvement with the local community is exceptional at this early stage in the project. Many more initiatives and events are proposed as the project develops. Measures to enhance and protect the environment have been introduced and include energy efficient site accommodation with energy monitors installed in each cabin. Setting targets and then sharing environmental performance with the workforce and public could be considered. A safe working environment is promoted with a number of initiatives in place to encourage participation and feedback from all site personnel. Operatives are also encouraged to further improve attitudes and behaviour and take more personal responsibility for safety. Arrangements are being developed with the local authority, companies and the school to offer young people work opportunities and this also includes placements for long term unemployed young people. Advice on occupational and also personal health is provided. My appreciation to Ian for his time in meeting with me, he enthusiastically embraces the Scheme and its aims, and has made an excellent start. Much is planned and I look forward to seeing the project's development at the second visit.