

**NEW SCHOOLS REDEVELOPMENT PROJECT
OBAN HIGH SCHOOL UPDATE**

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 Oban High 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 establishing the site compound offices and ancillary accommodation, stripping topsoil from the existing grass rugby pitch, and upgrading a section of the Core Path from the school to Glencruitten. During the period June - October the works have 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 Oban High 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 are set out in Paragraph 4.9 and Appendix 1 to this report.

RECOMMENDATIONS

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

**NEW SCHOOLS REDEVELOPMENT PROJECT
OBAN HIGH SCHOOL UPDATE**

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 Oban.
- 2.2 Financial Close on the Campbeltown/Oban Schools Redevelopment Project was reached on Thursday 24 March 2016.

The Project will deliver in Oban the construction of a new secondary school for pupils aged between 12 and 18, with a capacity for 1300 pupils. The new school will replace the existing Oban High School on the current school site, and will include the demolition of the existing school buildings, provision of an enlarged car park, improved bus pick up/drop off facilities, and landscaping.

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 contract programme dates for Oban High School are:

Date	Description	Comment
May 2016 – March 2018	Phase 1 – Construction of new school building	
March/April 2018	Oban High School Decant	Pupils/staff move into new school building
April 2018 – February 2019	Phase 2 External Works	Demolition of existing school buildings, construction of car park, bus drop-off, and landscaping
February 2019	Phase 2 Completion	All works completed and whole school availability

4.4 Project Update

Preparatory works commenced on site in early May 2016, with works to establish the site office, accommodation and compound area, stripping topsoil from the existing grass rugby pitch, and the upgrading of a section of the Core Path from the school site to Glencruitten.

Site Compound and Core Path Works

The photographs below illustrate the establishment of the site compound, and the Core Path works, both of which are now completed.

Photographs 1 - 4 - the site compound area with offices and ancillary accommodation established at the Western edge of the current school site.

Photographs 5 - 8 - the Core Path works from the school site to Glencruitten, including a re-aligned culvert.



1 Existing units refurbished and used as site offices



2 Preparation of site compound area



3 Site compound welcome area



4 Site compound canteen facility



5 Core Path upgrade works adjacent to existing 3G pitch



6 Core Path upgrade works at Dalintart



7a Completed Core Path adjacent to 3G pitch



7b Section of completed Core Path



8a Culvert realignment works



8b. Realigned culvert

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

- Drainage works to McCall Terrace;
- Top soil stripping of existing grass rugby pitch;
- Foundation works for new school building – concrete and piling;
- Erection of new retaining wall to the 3G pitch and preparation of site of new long jump/triple jump run up and sand pit;
- New access road to future enlarged car park and bus drop-off; and
- Drainage works – including attenuation tank installed.

The works are progressing well and the various groundworks are illustrated in Photographs 9 – 20 below.



9 Drainage connection works at McCall Terrace



10 Top soil stripped from grass rugby pitch



11 Preparation of concrete foundations



12 Concrete foundations for one of the lift shafts



13 Construction of new retaining wall to 3G pitch



14 Completed retaining wall to 3G pitch



15 Excavation works for the new long/triple jump run up and sand pit



16 Drainage works



17 Preparation of site for attenuation tank



18 Attenuation tank installed



19a Piling installation



19b Concrete binding laid to enable piles to be cut to correct length



20a New access road and footpath to the rear of McCall Terrace



20b New access road and footpath with gates closed during times school in session



21 First lift shaft being constructed



22 First sections of steelwork being erected

4.5 Future Building Works

Future works planned include:

- Drainage work;
- Structural steelwork; and
- Metal Decking

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 early September and October 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 Oban High School took place on Monday 27th June. Speeches were delivered by Councillor Roddy McCuish, Peter Bain, Head Teacher, and Angus McFarlane, Chief Executive hubNorth Scotland Ltd.



Councillor McCuish assisted by Peter Bain, Chloe Hamilton and Steven Povey, the youngest and oldest pupils of the school, and Angus McFarlane cut the turf adjacent to McCall Terrace, formally marking the beginning of the construction process.

Local Members were joined at the event by representatives from Scottish Government, hubNorth Scotland Ltd, Morrison Construction, Council officers, and Oban High School staff, pupils and parents.

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.

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 8th September 2016 and the inspection report is awaited.

4.10 Health, Safety and Environmental

The Oban High School construction site has been inspected by Galliford Try Health and Safety Managers, with no issues raised.

5.0 CONCLUSION

- 5.1** The project to deliver new secondary schools on a design, build, finance, and maintain basis in respect of Oban High 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 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 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** None at present.

Douglas Hendry (Executive Director of Customer Services)
Ann Marie Knowles (Acting Executive Director of Community Services)
Councillor Rory Colville (Policy Lead - Education, 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.