

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

1.0 EXECUTIVE SUMMARY

- 1.1 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.
- 1.2 The project is making good progress. All the foundations for the new building have been completed and the erecting of the steel frame of the new school building is well underway.
- 1.3 Progress on the construction of the new school building is illustrated in a series of photographs in Paragraph 4.3.
- 1.4 The Campbeltown Grammar School Student Council has developed a New School Build section on the school website. Separately, hubNorth is due to issue the next quarterly newsletter in December 2016, prior to the end of the current school term.
- 1.5 The Student Council had their first visit onto the site in October 2016. During that visit Morrison Construction, hubNorth's Tier 1 contractor, presented the student council with a drone camera and i-pad pro.
- 1.6 Across the Council's school redevelopment project sites, Morrison Construction is committed to developing, training and upskilling their workforce. They have currently recruited a number of local people for administration, labouring, and management positions across the 3 school project sites in Campbeltown, Dunoon and Oban. The company wishes to facilitate a legacy that can be grown under their community benefits programme.

RECOMMENDATIONS

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

**NEW SCHOOLS REDEVELOPMENT PROJECT
CAMPBELTOWN GRAMMAR 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 Campbeltown.

3.0 RECOMMENDATIONS

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

4.0 DETAIL

4.1 The new Campbeltown Grammar School Redevelopment Project is a Design Build Finance and Maintain (DBFM) Project being delivered as part of the Scottish Government's Schools for the Future Programme pipeline with hubNorth Scotland Ltd, the Council's project partner.

4.2 Key Programme Dates

The key programme dates 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

At this stage in the Phase 1 construction period, there is no change to the intended programme.

4.3 Construction Update

The construction of the new building is progressing well with the following works having been completed since the previous update report provided to Members on 5 October 2016. Namely:

- All foundations;
- Both lift shafts;
- Steelwork for the Games Hall; and
- Preparatory works at bus turning area for major reconstruction of this area during the school holidays in summer 2017.

The photographs, presented in chronological order, illustrate the progress made since October 2016.



1 First Steel Columns of Sports Hall erected



2 Sports Hall (4 days later)



3 Ground beam foundations and drainage



4 Sports Hall and start of steel frame of main school building with Lift Shaft No. 1



5 Steel frame and lift shaft No. 1



6 Staircase No. 1 installed



7 Foundations for erection of the blockwork in place



8 Complexity of the steelwork



9 Roofing works commence on Sports Hall



10 Progress on Sports Hall Roof



11 Building edging towards lift shaft No.2



12 and 13 Panoramic views of new school building



14 Reducing levels for 3G pitch installation in Phase 2



15 Tree stumps cored out at the current bus drop-off area

4.4 Future Building Works

Future works planned include the:

- external drainage works;
- structural steelwork;
- roof;
- Sports Hall slab;
- building envelope; and
- reducing ground levels to external areas to their future levels is being undertaken, where possible.

Following an initial design meeting in September, Ryder Architects

visited the school in October to discuss a number of key aspects of the internal design. A further two meetings have been held with the school and the following items of the internal colour palette have been agreed:

- The veneer finish to internal doors;
- The wall protection and acoustic panels, where provided, on internal walls;
- Glazing manifestations;
- Blinds;
- The flooring for the Sports Hall, changing rooms, and “wet areas”;
- Entry door barrier matting; and
- Sink worktop for the toilets.

In addition, a “short-list” of the range of colours for the vinyl and carpet floor coverings has been agreed. These samples will now be presented, through the student council, for all pupils and staff to provide comment. In addition, the school will be choosing the colour of the carpet and seating fabric for the retractable seating to be installed in the main sports hall.

Samples are awaited from ESA McIntosh for the colours of the worktops and doors for science, home economics and art benching.

The initial samples of paint colours have been chosen but further work is required to determine the final colour scheme.

Other design work currently in progress and under review is:

- Coordination of the location of all power and data sockets for all rooms that will eventually be superimposed on the previously agreed room layouts.
- Reflected ceiling drawings;
- Door numbering; and
- Internal and external signage.

4.5 Communications

HubNorth is due to issue the second of the quarterly project newsletter prior to the end of the current school term. A copy will be issued to Members in due course.

A sub-group of the student council has now set up a separate part of the school website “New School Build” to keep the school community informed of the project’s progress. A member of the Council’s Communications Team is assisting the group in this development.

Morrison Construction update their site noticeboard with progress of the works as illustrated in the photograph below.



Site Notice Board, detailing general information, traffic management plan, newsletter etc

4.6 Events

Representatives of the Student Council and staff had their first visit onto the construction site in October 2016. As part of that visit, Morrison Construction presented the Student Council with a Drone Camera and i-Pad Pro. These items will be used by the students in their communications about the school project.



Morrison Construction presentation to CGS Student Council – October 2016

4.7 Community Benefits

During the period October to December 2016, the number of operatives working on the site decreased slightly as a result of the foundation and groundworks being completed. The workforce changed to the more specialist trade of steel erectors and the numbers were 31 operatives working on site, 15 from local contractors.

Across the Council's school redevelopment project sites, Morrison Construction is committed to developing, training and upskilling their workforce. They have currently recruited a number of local people for administration, labouring, and management positions across the 3 school project sites in Campbeltown, Dunoon and Oban. The company wishes to facilitate a legacy that can be grown under their community benefits programme.

Sally Cooper, Morrison Construction Corporate Social Responsibility Manager, has met with Aileen Goodall, the Council's Lead Officer for

16+, Skills Development Scotland and Argyll College to develop a range of community benefits through the construction period of the new Campbeltown Grammar school.

Morrison Construction contributed to the Learning through Work Week that took place in November 2016.

Introductory meetings have been held with the Head Teacher at Castlehill Primary School and the Depute Head Teacher of Dalintober Primary School and with John Barford of Argyll College/University of Highland and Islands to discuss future engagement.

These future engagement proposals to include:

Site Visits

Visits would be offered to groups and give tasters of how the build is progressing and could cover risk assessment and health and safety matters, as appropriate.

Work Placements

Placements will be aimed at students who are following:

- Skills for Work Construction and Engineering;
- Foundation Apprenticeships; and
- the National Progression Award (NPA) Course in Construction

These placements would be aimed at young people who were 16 years of age and over. The students would work with Skills Development Scotland who would provide 'Job Cards' for the individual placements. The Job Cards would explain the role and responsibilities to the young person of the placement and would be relevant to all 3 school construction sites in Campbeltown, Dunoon and Oban.

Placements would be offered through the completion of a basic application form and apply for either a one week placement or the extended option of either a half or full day for a term. Young people would be interviewed for these opportunities when the build had progressed to the relevant stage.

Employment/Careers Fairs

Morrison Construction will attend local fairs in each of the 3 areas to highlight relevant careers. Sub-contractors will be encouraged to attend to discuss their role and potential job opportunities.

Visits to Local Primary Schools and Early Years

Morrison Construction is very keen to visit local schools and carry out health and safety talks and to discuss the build of the new school.

Initial discussions are underway to provide an upper primary school science, technology, engineering and mathematics (STEM) event. This would be a partnership event with SDS, CITB and Argyll College to deliver an upper primary school one day event in each of the 3

areas.

4.8 Health, Safety and Environmental Matters

Since the previous project update report provided to Members in October 2016, the inspection of the site regarding performance on Environmental matters found the works to be compliant. The site has received visits from Galliford Try Health and Safety managers with no issues raised and with no RIDDOR (Reporting of Injuries, Diseases and Dangerous Occurrences Regulations) accidents or injuries.

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 in the construction phase. This report provides highlight reporting in relation to the progress of Phase 1, the construction of the new school building.

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.

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