

**NEW SCHOOLS REDEVELOPMENT PROJECT
OBAN HIGH 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 Oban.
- 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 Morrison Construction has presented the School with an iPad and a time lapse camera, which will be mounted in a location overlooking the school, to provide ongoing images as the project progresses. Students are making good use of the iPad as they provide updates to the school community through the Oban High School Facebook page.
- Separately, hubNorth is due to issue the next quarterly newsletter in December 2016, prior to the end of the current school term.
- 1.5 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.
- 1.6 A Considerate Constructors Scheme visit took place on 8th September 2016. Further details of the Scheme and the inspection visit report are set out in Paragraph 4.8 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.

3.0 RECOMMENDATIONS

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

4.0 DETAIL

4.1 The new Oban High School Redevelopment Project is a Design Build Finance and Maintain (DBFM) Project being delivered as a 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 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

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 last update report provided to Members on 12th October 2016. Namely:

- Foundations, including slabs for outbuildings;
- Steelwork for the Games Hall and to Grid lines 12-17;
- Staircase 5; and
- Both lift shafts.

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



1 Lift Shaft No1 under construction



2 Games hall steelwork



3 Lift shaft No.2 completed



4 High level view of site with Lift Shaft No 1 and Sports Hall Steelwork



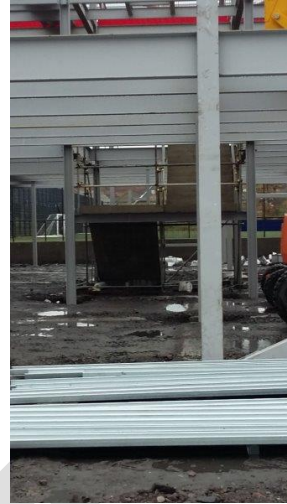
5 Steelwork adjacent to school building



6 Sports Hall roof steelwork in place



7 Erection of safety netting prior to completion of the roof works



8 Pre-cast Staircase No. 5 installed



9 Commencement of steelwork for main building outwith sports hall



10 Concrete slabs for external buildings completed

4.4 Future Building Works

Future works planned include:

- Continuation of structural steelwork;
- Fire protection to steelwork;
- Installation of pre-cast stairs Nos 3 and 4;
- Metal decking and stud welding;
- Commence concrete ground and upper floors;
- Commence secondary steelwork and cladding; and
- Perimeter fence erection.

Following the initial design meeting in September, Ryder Architects visited the school in October to discuss a number of key aspects of the internal design.

The following items have been agreed:

- The internal doors will have an oak veneer finish;
- Glazing manifestations;
- Blinds;
- Flooring for the Sports Hall, Dance and Fitness Rooms;
- Entry door barrier matting; and

- Sink worktops for toilets.

In addition, progress has been made to arrive at a “short-list” range of colours for the vinyl and carpet floor coverings, and the paint colours for internal walls.

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

Other design work currently in progress and under review is:

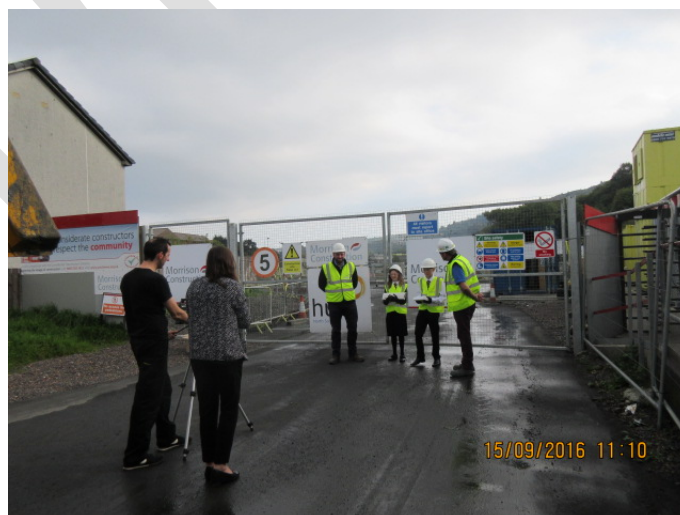
- Coordination of the location of all power and data sockets for all rooms that will eventually be superimposed on the previously agreed room layouts;
- Reflected ceiling drawings;
- Door numbering; and
- Internal and external signage.

4.5 Events

Oban High School has acknowledged the extremely helpful assistance and logistical support received from Morrison Construction to facilitate the holding of their sponsored run in support of Hope 2 Oban. In addition, Morrison Construction generously donated £500 to the school to add to their fun run total.

Morrison Construction presented the School with an iPad and a time lapse camera, which will be mounted in a location overlooking the school, to provide ongoing images as the project progresses.

Two students are making good use of the iPad as they provide updates to the school community through the Oban High School Facebook page.



4.6 Communications

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

4.7 Community Benefits

During the period October to December 2016, the number of operatives working on the site increased as the range of construction works increased. The workforce total in early November was 53 operatives.

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 schools.

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
- 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 Considerate Contractor Scheme

The site was registered in the scheme in April 2016. This scheme seeks 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

The first site inspection took place on 8 September 2016 and the executive summary of the inspection report is detailed as Appendix 1 hereof. The next inspection visit is scheduled to take place in December 2016, with the date of this second visit still to be announced.

4.9 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 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.

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

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Appendix 1 – Considerate Constructors Report Summary

Considerate Constructors Scheme Monitor's Site Report



Project Name	Oban High School				
Contractor Name	Morrison Construction Scotland – Highland				
Onsite contact(s)	Calum Cassidy, Site Manager; Jeff Hedley, Project Director				
Site ID number	97007	Visit no	1	Visit date	08/09/2016
Site description, context and location					
Construction of a large new school in the grounds of an existing school in the town of Oban. The existing school is operational but separated from the works area. The entrance to the site is shared with the bus access to the school Houses are present immediately outside the front of the site and also to the rear of the site. Open land, owned by the school, lies to the south. The site offices are located in some existing accommodation at the main site entrance.					
Checklist section	Category score		Score descriptor		
1. Care about Appearance	8	/10	1. Gross Failure		
2. Respect the Community	7	/10	2. Failure		
3. Protect the Environment	7	/10	3. Major non compliance		
4. Secure everyone's Safety	8	/10	4. Minor non compliance		
5. Value their Workforce	7	/10	5. Compliance		
Total Score	37	/50	6. Good		
			7. Very Good		
			8. Excellent		
			9. Exceptional		
			10. Innovative		
<i>For more information on score descriptors, see "Site Scoring Explained" or visit www.ccscheme.org.uk</i>					
Executive Summary					
<p>The initial Appearance of the site is excellent and there has clearly been a lot of thought put into the site set up and phasing. Minor improvements include a check on appropriate branding of operatives' PPE and setting up a web/social media site. There has already been a lot of involvement with the school and it will be good to see more contribution to the local Community as the project develops. There has been good communication with locals affected by the works. Company contact information will be displayed; this is required to be compliant with the Scheme. Neighbours should also be advised of the site's registration with the Scheme. The site could develop some KPI's for use of local labour/subcontractors and involvement in the Community. A high level of awareness of Environmental issues is apparent and the stream diversion works were of benefit. It is surprising that information from the environmental assessment has not been used to inform the site induction. Communication of environmental performance to operatives, and possibly the public, is to be put in place as the project progresses.</p> <p>Safety management is excellent, with clear evidence of a strong safety culture. The company is yet to consider the FORS/CLOCS schemes. Communication of safety performance data to operatives could benefit in raising awareness.</p> <p>The induction should include details of the company's policy and procedures on Equal Opportunities; this is required to comply with the Scheme. The welfare provided for the workforce is of a very high standard and well maintained. A good level of information is provided for operatives on health issues; the company could consider campaigns for further raise awareness.</p> <p>The project is meeting the Scheme's requirements as a high level. There are, however, some areas that should be addressed to ensure that compliance with the Scheme is achieved. There is every confidence that these areas will be addressed, along with some of the other suggestions for improvement, prior to the next visit.</p>					