

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

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 continues to make good progress. The roof to the main sports hall has been completed along with the secondary steelwork to this section of the school building. The steel frame for the main school building has been completed with the secondary steelwork, roofing works and the installation of the concrete floors now under construction.
- 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 second quarterly newsletter was made available prior to the end of the last school term and a dedicated website provided by Morrison Construction is now available at www.cgspjroject.co.uk
- 1.5 The second Considerate Contractor inspection took place on 5th December 2016. The site gained an excellent inspection report, with the executive summary available for Members as Appendix 1 hereof.

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.

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 taking place since the previous update report provided to Members on 7 December 2016. Namely:

- The main steel frame and the pre-cast stairs installation have both been completed;
- Shuttering to perimeter beam;
- Tanking to service trenches;
- Erection of secondary steelwork (cladding supports) has commenced; and
- Roof installation ongoing.

The photographs 1- 12 below illustrate the progress made since December 2016.



Previous photograph – December 2016



Photograph 1 Sports Hall Roof Complete



Photograph 2 Roofing contractors progressed onto working on roof grid lines E to G



Photograph 3 Reinforcing installed to 1st and 2nd floor up to grid point M



Photograph 4 Concrete slab won 2nd floor with edge protection in place



Photograph 5 1st Floor concrete slab complete up to grid point J



Photograph 6 Steel erector carrying out paint remediation. When the steel is chained for lifting into position the paint protection is "rubbed" off. The paint is reapplied when the steel is in situ.



Photograph 7 – The South gable end of the new school building. This marks the completion of the structural steelwork.



Photograph 8 – West elevation showing the completed structural steelwork from Grid A to U



Photograph 9 Perimeter formwork shutter being installed for the ground floor slab between grid point E and J(1)



Photograph 10 Concrete placement now in perimeter beam from Grid E to J



Photograph 11 Following completion of main structural steelwork the steel erector has now commenced the erection of the external steel partition frame. First works on the sports hall.



Photograph 12 First view of the Atrium staircase from ground level



Photograph 13 Employees of Morrison, McFadyens, BSB and Chemplas donated Christmas hamper to Greenwood residential unit for special care Campbeltown.

4.4 Future Building Works

The site has recommended works as of 9th January following the Christmas shutdown. Future works planned include the:

- Completion of shuttering to perimeter beam;
- Erection of secondary steelwork to continue;
- Roof installation ongoing; and
- The start of the external cladding.

4.5 Communications

The second quarterly newsletter was made available through the school website prior to the end of the last school term. Separately, Morrison Construction has now launched a dedicated website for the Campbeltown Grammar School project. This can be accessed directly

www.cgsproject.co.uk

or through a direct link from Campbeltown Grammar School's own website.

4.6 Health, Safety and Environmental Matters

Since the previous project update report provided to Members in December 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.

4.7 Considerate Contractor Scheme

Following an initial site visit on 9th August 2016, a follow up inspection was carried out on 5th December 2016, and the executive summary of the report is detailed as Appendix 1 hereof.

Morrison Construction continue to provide through this project an excellent example of a professionally managed and organised construction site.

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.

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

10 January 2017

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Appendix 1 – 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	2	Visit date	05/12/16

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. Steel frame, roofing and concrete floors are progressing

Checklist section	1 st Visit	2 nd Visit		Score descriptor
1. Care about Appearance	8	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	9	/10	
3. Protect the Environment	7	8	/10	
4. Secure everyone's Safety	8	9	/10	
5. Value their Workforce	9	8	/10	
Total Score	41	42	/50	

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

Executive Summary

The project continues to provide an excellent example of a professionally managed and organised site. Off road parking has been increased with an additional area being created. The compound also continues to be well maintained and provides a positive impression for visitors. Clear well positioned signs direct traffic through the town centre along the designated route to site. Excellent working relationships have been maintained with the neighbours and school Active support through a number of initiatives has been continued with the grammar school, two primary schools, a nursery and a care home. Further contact is ongoing with events planned for next year to also include the local college.

The measure to enhance and protect the environment have been further developed with feedback on energy saving measures and consumption shared with the workforce and LED lights being used on site to illuminate walkways. The safe working environment has also been maintained with improvements in attitude and behaviour continuing to be promoted through a number of company initiatives. Safe working arrangements continue to be reviewed as the works develop and include providing additional safe access points in and out of the excavations. Information highlighting personal health and well being continues to be provided, and the site accommodation continues to be well equipped and is maintained to a very high standard. My appreciation to Ian and Daniel for their time – the site continues to perform to an excellent standard.