

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

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**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 continues to make good progress. The steel frame for the main school building has been completed with the construction of the secondary steelwork, roofing works and the installation of the concrete floors continuing.
- The appointment of a contractor and construction of the new grass pitch on the existing blaise pitch at Mossfield is currently on schedule for completion during February - April 2017.
- 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.ohsproject.co.uk](http://www.ohsproject.co.uk)
- 1.5 The second Considerate Contractor inspection took place on 14<sup>th</sup> 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.

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**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:

<b>Date</b>	<b>Description</b>	<b>Comment</b>
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.

As part of the Planning approval for the new school, a compensatory grass pitch is a planning requirement and this needs to be delivered as part of the project for the new Oban High school. This is a matter that has been reported previously to the Council's Policy and Resources committee and the local area committee.

The appointment of a contractor and construction of the new grass pitch on the existing blaise pitch at Mossfield is currently on schedule for completion during February - April 2017 to allow sufficient time for construction and growing season to ensure that the planning condition can be met.

#### 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 9 December 2016. Namely:

- Main steelwork frame erection has been completed;
- Installation of all pre-cast stairs complete;
- Erection of secondary steelwork has commenced (cladding supports), first works being to the Sports Hall;
- Roofing works continue;
- Application of intumescent paint to steelwork; and
- Powerfloating to concrete floors.

Photographs 1 - 10 illustrate the progress made since December 2016.



Photograph 1 – The gable end of the new school building behind McCall Terrace. This marks the completion of the structural steelwork.



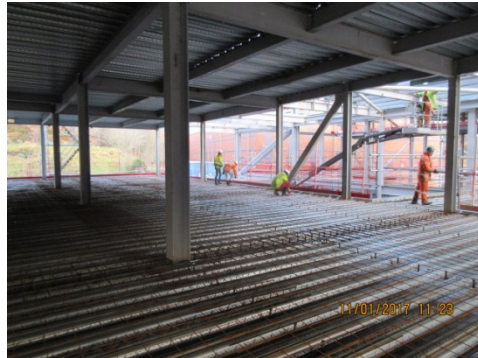
Photograph 2 – View of completed steelwork from rock outcrop



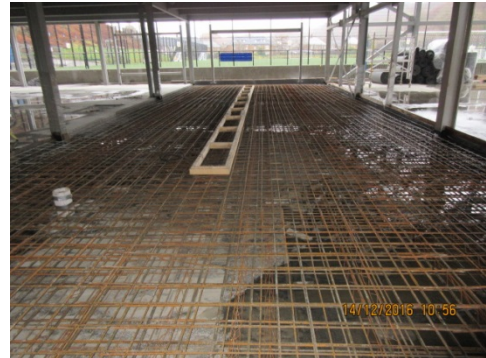
Photograph 3 Following completion of main structural steelwork the steel erector has now commenced the erection of the external mild steel starting with the sports hall



Photograph 4 Following completion of main structural steelwork the roof construction is ongoing



Photograph 5 Reinforcing installed to 1st and 2nd floor



Photograph 6 Reinforcing installed to Ground Floor PE fitness Room



Photograph 7 Perimeter formwork erected for ground floor slab



Photograph 8 Placement of concrete to ground floor



Photograph 9 Concrete placement complete to music department on ground floor



Photograph 10 Intumescent paint applied to internal steelwork

#### 4.4 Future Building Works

The site has recommenced works as of 9<sup>th</sup> January following the Christmas shutdown. Future works planned include:

- secondary steelwork support prior to the installation of the external cladding;
- fire protection to steelwork (intumescent paint);
- roofing and flooring works; and
- installation of power-floated floor slabs.

#### 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 Oban High School project. This can be accessed directly through



or as a direct link from Oban High School's own Facebook page.

#### **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. There have been 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 8<sup>th</sup> August 2016, a follow up inspection was carried out on 14<sup>th</sup> 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 Oban High School is now in the construction phase. This report provides highlight reporting in relation to the progress of Phase 1, the construction of the new school building.

**5.2** A compensatory grass pitch is a planning requirement and this needs to be delivered as part of the project for the new Oban High school. The appointment of a contractor and construction of the new grass pitch on the existing blaise pitch at Mossfield is currently on schedule for completion during February - April 2017.

### **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** None at present.  
**Service**

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

13 January 2017

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## Appendix 1 – Considerate Constructors Report Summary

### Considerate Constructors Scheme Monitor's Site Report



<b>Project Name</b>	Oban High School				
<b>Contractor Name</b>	Morrison Construction Scotland – Highland				
<b>Onsite contact(s)</b>	Andy Bostwick, Project Manager				
<b>Site ID number</b>	97007	<b>Visit no</b>	2	<b>Visit date</b>	14/12/16

#### 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. The majority of the steel frame construction is now complete and more trades have started to arrive on site.

Checklist section	1 <sup>st</sup> Visit	2 <sup>nd</sup> Visit		Score descriptor
1. Care about <b>Appearance</b>	8	8	/10	<b>1.</b> Gross Failure <b>2.</b> Failure <b>3.</b> Major non compliance <b>4.</b> Minor non compliance <b>5.</b> Compliance <b>6.</b> Good <b>7.</b> Very Good <b>8.</b> Excellent <b>9.</b> Exceptional <b>10.</b> Innovative
2. Respect the <b>Community</b>	7	8	/10	
3. Protect the <b>Environment</b>	7	7	/10	
4. Secure everyone's <b>Safety</b>	8	8	/10	
5. Value their <b>Workforce</b>	7	8	/10	
<b>Total Score</b>	<b>37</b>	<b>39</b>	<b>/50</b>	

*For more information on score descriptors, see "Site Scoring Explained" or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk)*

#### Executive Summary

The excellent appearance seen at the initial visit has been maintained, but it is unfortunate that the smokers' area was so untidy at the time of the visit. There are many procedures/checks in place to maintain a high level of site tidiness. The planned involvement with the local schools and community has commenced and there is a feeling of involvement with the local community. There is also a high level of support for the Scheme and also support for sites to exceed Scheme requirements. Display/communication of the site's success in using local supply chain could be promoted. There is evidence of an awareness of environmental matters, but no improvements have been put in place to those areas highlighted at the initial visit. The use of LED lighting and smart meters is good practice. The company's very high expectations of safety on site remain clearly in place and there are many good initiatives to promote safety and improve performance. The company is yet to address FORS/CLOCS through its supply chain. All visitors could be asked for CSCS cards and about medical information. The induction has been amended and posters displayed on Equal Opportunities policy and procedures. The welfare is well equipped and well maintained and much has been done to improve the health and wellbeing of the Workforce. It will be good to see some of the apprenticeships and work placements on site as the works progress. The Project Manager, although still relatively new to the site, had prepared well for the visit. The potentially non-compliant issues noted at the initial visit had been actioned and other improvements had been put in place, improving the overall level of compliance with the Scheme's checklist. This project continues to give a professional image of the company and the industry.

