

**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 continues to make good progress. The metal decking and all concrete floor slabs have been completed to each floor. The roofing works and secondary steelwork are nearing completion and the cladding to the building along with the external blockwork has commenced.
- The construction of the new grass pitch on the existing blaise pitch at Mossfield is on schedule.
- 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 third quarterly newsletter was made available at the end of February and through the dedicated Oban High School project website, hosted by Morrison Construction, at www.ohsproject.co.uk
- 1.5 The school redevelopment projects have provided already a number of community benefits and through the projects it has been agreed that modern apprenticeships will be provided at each site. In addition, discussions are ongoing with the Facilities Management (FM) contractor to provide apprenticeships over the 25 year life span of the Design Build Finance and Maintain (DBFM) contract.
- 1.6 Planning for the decant of pupils, staff and resources has commenced. Regular meetings will continue to take place and information will be issued at appropriate times from now through to the decant itself which is due to take place in February 2018.
- 1.7 Partnerships Bulletin – Partnerships Awards 2017

HubNorth Scotland Ltd and Galliford Try nominated the Campbeltown and Oban DBFM project for the Partnerships Awards 2017 and the Project Team has been notified that the Campbeltown/Oban DBFM project has been shortlisted under two separate categories:

- Best Education Project; and
- Public Sector Procurer of the Year.

Separately, ABC Schools has nominated the current NPDO schools project which has been shortlisted for Best Operational Project.

The Gold and Silver Award winners in each category will be announced on Thursday 11 May 2017.

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.

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 construction of the new grass pitch is underway at Mossfield and is currently on schedule for completion April 2017.

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 8 February 2017. Namely:

- All concrete floor slabs;
- Underfloor heating pipes installed to ground floor atrium;
- Concrete shuttering to perimeter beam; and
- Secondary steel frame has been erected to the full length of the North Elevation.

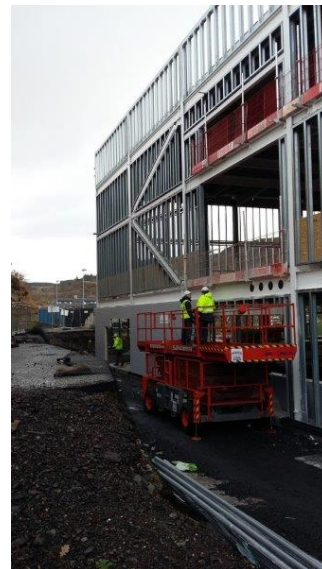
Ongoing works include:

- Secondary steel frame to South elevation
- The external cladding;
- Substructure blockwork;
- Window frames and glazing; and
- The final sections of the roof installation.

Photographs 1 - 10 illustrate the progress made since February 2017.



Photograph 1
Secondary steelwork completed on North
Elevation



Photograph 2
External cladding being erected on North
Elevation



Photograph 3 Roof works over Dance Studios and Gymnasia



Photograph 4 Rooflights over central atrium



Photographs 5 and 6
Central Atrium view looking West and East



Photographs 7 and 8
Lift Shaft No 2 in October 2016 and now encased
March 2017





Photograph 9 The double height main entrance



Photograph 10 Glazed screen elements assembled on site

4.4 Future Building Works

Future works planned include:

- Continue with roof works and curtain walling;
- Commence rooflights;
- Commence rain screen installation; and
- Start of the internal blockwork.

4.5 Communications

The third quarterly newsletter was made available through the dedicated project website at www.ohsproject.co.uk. The website, hosted by Morrison Construction, has a direct link available from the Oban High School Facebook page and website.

Arrangements are being made for staff and pupils to make regular visits on an ongoing basis to the site every Friday morning.

A presentation on the school project was made by pupils and staff from both Oban High School and Campbeltown Grammar School to the Community Services Committee on 9 March.

Initial discussions on the decant of pupils, staff and resources to the new school have commenced, with the first meeting with the school representative taking place on Thursday 2 March. Regular meetings will continue to take place and information will be issued at appropriate times from now through to the decant itself which is due to take place in Spring 2018.

4.6 Community Benefits

As previously reported to Members in the December 2016 update report, 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 Oban High School.

A number of Modern Apprenticeships are being put in place for each of the school redevelopment projects in Campbeltown, Oban and in Dunoon through the Kirn and Dunoon Primary Schools as a combined project. For each project site, one administration and two trade apprenticeships are being put in place.

Separate discussions are ongoing with the Facilities Management (FM) contractor to provide apprenticeships throughout the 25 years of the Design Build Finance and Maintain (DBFM) contract.

In addition, the Mechanical and Electrical (M&E) Contractor is offering experience placements for students that are currently in college studying electrical engineering / electrician courses.

Local Primary Schools

Planning is underway to provide an upper primary school science, technology, engineering and mathematics (STEM) event. This would be a partnership event with Skills Development Scotland, CITB, hubNorth and Morrison Construction's design team and sub-contractors coming together to deliver a one day event for upper primary school pupils.

4.7 Health, Safety and Environmental Matters

Since the previous project update report provided to Members in February 2017, 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.

4.8 Considerate Contractor Scheme

There has been no inspection visit since the last report issued to Members in February 2017.

4.9 Partnerships Bulletin – Partnerships Awards 2017

HubNorth Scotland Ltd and Galliford Try have nominated the Campbeltown and Oban DBFM project for the Partnerships Awards 2017. The Awards, now in their 19th year, is the largest event recognising and rewarding the best in PPP and is open to projects and companies around the globe.

The School Redevelopment Project Team has received notification that the Campbeltown/Oban DBFM project has been shortlisted under two separate categories:

- Best Education Project, and
- Public Sector Procurer of the Year.

Separately, ABC Schools has nominated the current NPDO schools project which has been shortlisted for Best Operational Project.

The shortlist for each of the 16 Award categories is set out in Appendix

1 hereof. The Gold and Silver Award winners in each category will be announced on Thursday 11 May 2017.

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 The planning meetings for the decant of pupils staff and resources to the new school have commenced. These meetings will take place on a regular basis through until Spring 2018 when the new school is due to open.
- 5.3 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 construction of the new grass pitch is progressing and is on schedule for completion in 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 Service** The planning meetings on preparing for the decant of pupils and staff to the new school have commenced.

Ann Marie Knowles (Acting Executive Director of Community Services)
Douglas Hendry (Executive Director of Customer Services)

Councillor Rory Colville (Policy Lead - Education, Lifelong Learning)

2 March 2017

For further information contact:

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Appendix 1 – Partnerships Awards 2017

Shortlist for the 16 Partnerships Awards categories

Best Operational Project

Argyll & Bute Schools, UK

Covesea Homes, UK

Darling Harbour Live, International Convention Centre, Sydney, Australia

Holyrood Student Residences in partnership with the University of Edinburgh, UK

M8 M73 M74 Motorway Improvements, UK

Miles Platting Neighbourhood PFI Project, UK

Priority Schools Building Programme PF2 Batch 1 - North East, UK

Project Allenby Connaught – Army Basing Programme, UK

University of Hertfordshire - College Lane Residences, UK

Best Education Project

Ayr Campus, UK

Condorcet University PPP, France

The Karamoja Primary Education Programme (KPEP), Uganda

Campbeltown Grammar School and Oban High School, UK

Priority School Building Programme - Batch 4, Yorkshire, UK

Priority School Building Programme - Hertfordshire, Luton and Reading Batch, UK

William McIlvanney Campus, UK

Procurer of the Year

Argyll & Bute Council - Campbeltown Grammar School and Oban High School DBFM Project

Central Government Real Estate Agency, Netherlands

Slough Urban Renewal

Best Healthcare Project

East Lothian Community Hospital

Ekisehir City Hospital Healthcare PPP Project

Elazig Integrated Health Campus PPP, Turkey

Izmir Bayrakli Hospital PPP Project, Turkey

Primary Care Centres PPP Project, Ireland

Best Social Infrastructure Project (excluding Education and Healthcare)

Amsterdam Court PPP, Netherlands

Australian National University Student Accommodation Transaction, Australia

University of Gloucestershire - Pittville Student Residences Project, UK

University of St Andrews, Student Accommodation Fife Park (Phase Two), UK

Best Transit Project

Capital Metro PPP, Australia

Gold Coast Light Rail Stage 2, Australia

High Capacity Metro Trains, Australia

Rock Rail East Anglia, UK

Best Road Project

D4-R7 Highway PPP, Slovak Republic

Metro 4 Project Financing, Italy

N25 New Ross By-Pass, Ireland

North Marmara Motorway (3rd Bosphorus Bridge) Project, Turkey

Passante di Mestre, Italy
WestConnex Stage 2, Australia

Best Utilities Project

Alsace Broadband Network, France
Edinburgh & Midlothian Recycling and Energy Recovery Centre, UK
Kemsley Energy-from-Waste Project, UK
North Wales Residual Waste Treatment Project, UK
Scaling Solar, Zambia

Debt Provider of the Year

Allianz Global Investors
Aviva Investors Infrastructure Finance
MUFG
Nord/LB
Sumitomo Mitsui Banking Corporation Group
T. Garanti Bankasi

Equity Fund Manager of the Year

BAM PPP PGGM Infrastructure Coöperatie
DIF
InfraRed Capital Partners

Financial Adviser of the Year

Arup Corporate Finance
BDO
Deloitte
EY
KPMG
Macquarie Capital
Operis
Sumitomo Mitsui Banking Corporation Group

Legal Adviser of the Year

Ashurst
Bevan Brittan
Clayton Utz
CMS
DLA Piper UK
Gowling WLG
Herbert Smith Freehills
Hogan Lovells International
McDermott Will & Emery
Pinsent Masons
Squire Patton Boggs

Sponsor/Developer of the Year

Amey
Galliford Try Investments
Hub North Scotland
Hub South East Scotland
Plenary Group
Rock Rail Holdings

SPV Management Company of the Year

Ascent Flight Training (Management)
Cintra
Community Solutions Partnership Services
Equitix Management Services
Galliford Try Investments Consultancy Services
HCP
IML
Plenary Group
WSP | Parsons Brinckerhoff

Government PPP Promoter of the Year

National Development Finance Agency, Ireland
Projects Malta
Rijkswaterstaat, Netherlands
Scottish Futures Trust

Technical Adviser of the Year

Arup
Johnston Houston
Mott MacDonald
WSP | Parsons Brinckerhoff

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)	Andy Bostwick, Project Manager				
Site ID number	97007	Visit no	2	Visit date	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 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	7	8	/10	
3. Protect the Environment	7	7	/10	
4. Secure everyone's Safety	8	8	/10	
5. Value their Workforce	7	8	/10	
Total Score	37	39	/50	

For more information on score descriptors, see "Site Scoring Explained" or visit 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.

