

**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 building is wind and water tight. Floor coverings have been laid in many of the rooms and fitted furniture is being fitted throughout the building prior to decoration. Progress on the construction of the new school building is illustrated in a series of photographs in Paragraph 4.3.
- 1.3 The fourth quarterly newsletter was made available at the start of August and through the dedicated Campbeltown Grammar School project website, hosted by Morrison Construction, at www.cgsproject.co.uk
- 1.4 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. Decant companies have been shown round the existing building to assist them in preparing their tender for the decant.
- 1.5 The FM company, FES, has held meetings with the school Senior Management Team and provided a talk to all staff on the in-service day in November. This talk was provided to assist staff in their understanding of the roles and responsibilities of the FM company over the contract period of 25 years.
- 1.6 The latest inspection carried out as part of the Considerate Contractor Scheme took place on Wednesday 25 October 2017. An excellent score of 40/50 was achieved and the executive summary of the inspection report is detailed as Appendix 1 hereof.

RECOMMENDATIONS

It is recommended that Members endorse 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 endorse 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 following works have been completed since the previous update report provided to Members on 5 April and witnessed by Members during a site visit on Wednesday 6 September 2017. Namely:

- All 2nd fix partition works;
- Sports hall walls, with the exception of acoustic paneling board;
- All atrium and staircase balustrades;
- Permanent roof edge protection; and
- FF@E contractor has now completed the fixed furniture installation on the first floor with only snagging works to be completed. Works are now being started on the second floor with the contractor loading up the classrooms and starting to install the teaching walls.

Ongoing works include:

- Installation of plant in energy centre;
- External hard landscaping;
- Ceilings, IPS panels, FF/E, internal door sets;
- Floor coverings;
- M&E Works; and
- Decoration

Photographs illustrating progress made since September 2017.



External steps leading to existing grass playing field



Block paving for disabled person parking bays being installed on the East elevation



Groundworks continuing on the East elevation in preparation for Tarmac



Energy centre with base for sprinkler tank now installed



Fitted furniture being progressed on 2nd floor



Another classroom nearing completion on 2nd floor



Stringer skirting being installed on stairs



Data cabinets being installed on second floor

4.4 Future Building Works

Future works planned for November:

- Internal Works
 - Installation of sports hall flooring, acoustic panelling, scoreboard and sports alpha equipment;
 - M&E works;
 - Ceiling Grids;
 - IPS panels;
 - FF&E; and
 - Decoration.
- External area works to include:
 - Complete hard landscape finishes including tarmacadam works; and
 - Installation of plant in energy centre;
- Commencement of commissioning.

4.5 Communications

The fourth quarterly newsletter was made available through the dedicated project website at www.cgsproject.co.uk. The website, hosted by Morrison Construction, has a direct link available from the home page on the Campbeltown Grammar School website.

All members of staff had a further opportunity to visit the new building in August 2017 during the in-service days.

Decant

In early November, prospective decant companies were shown round the existing building to assist them in their preparation of a tender for the decant.

Packing boxes for the decant have been delivered to the school and have started to be filled. 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. An information meeting for all staff took place at a staff meeting on the In-Service Day in November.

Facilities Management

Mr Willie Chalmers, Infrastructure Manager FES FM Ltd, met with Senior Management and all staff to outline the roles and responsibilities of the FM company for the 25 year contract period. This meeting provided information on the proactive and reactive maintenance that will be delivered through the contract as well as the reporting of matters through the FM helpdesk.

4.6 Community Benefits

During October, of the 139 operatives working on site 22 were from local contractors.

HubNorth is required to deliver Key Performance Indicators (KPI's) in the geographical areas where contracts are delivered. Some of these KPI's relate to a range of Community Benefits. Morrison Construction, hubNorth's Tier 1 contractor, has actively engaged with the local schools in each area to provide opportunities for an early introduction to the construction industry.

Across the Council area there have been opportunities for students about to leave school and recent school leavers to gain real work experience and a flavour of the many disciplines the construction industry has to offer. These opportunities take the form of Work Experience (short term one-off visits), Work Placements (mid-term placements to complete a module of work on a course already started through a local college), or a Modern Apprenticeship post (long-term courses which have been appointed in all 3 areas).

STEM

The science, technology, engineering and mathematics (STEM) event took place in June 2017 as planned. This was 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 all Primary 7 pupils. This was a very successful event enjoyed by all participants.



STEM event – Winning Team

Men's Shed

Representatives from the Men's Shed in Campbeltown visited the site in September. To assist them in their work, Morrison Construction has donated some building materials for their use.

4.7 Health, Safety and Environmental Matters

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

4.8 Considerate Contractor Scheme

The latest inspection was carried out on Wednesday 25 October 2017. An excellent score of 40/50 was achieved and the executive summary of the inspection report is detailed as Appendix 1 hereof.

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.
- 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 February 2018 when the new school is due to open.

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. The planning meetings on preparing for the decant of pupils and staff to the new school in February 2018 have commenced.

Douglas Hendry, Executive Director of Customer Services
Ann Marie Knowles, Acting Executive Director of Community Services
Cllr Gary Mulvaney, Policy Lead - Strategic Finance & Capital Regeneration Projects
Cllr Yvonne McNeilly, Policy Lead – Education

9 November 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 – Project Manager, Daniel Fee – Site Administrator | | | | |
| Site ID number | 101988 | Visit No. | 2 | Visit date | 25/10/2017 |
| Site description, context and location | | | | | |
| Construction of a new grammar school and sports facilities immediately adjacent to an existing school in Campbeltown. The project will include demolition of the existing school, which remains fully operational. The area opposite the school is bounded by open country; some houses are close to the site entrance and sports field, but are some distance from the main works site. M&E and fit out works are ongoing and tarmac laying is due to commence during the coming days. | | | | | |
| Checklist section | 1st visit | 2nd 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 | 8 | 9 | /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 | 38 | 40 | /50 | | |
| <i>For more information on score descriptors, see "Site Scoring Explained" or visit www.ccscheme.org.uk</i> | | | | | |
| Executive Summary | | | | | |
| <p>The external appearance remains excellent, but internal works areas could be better maintained to manage debris/dust. The company could consider its position on use of social media. The extent of engagement locally has been exceptional, given the location of the project. There is also a high level of support for the scheme.</p> <p>Protection of the environment remains very good; monitoring and communication of environmental data, including waste, would be of benefit in raising awareness of performance and carbon footprint.</p> <p>Safety management is excellent; the adoption of the CLOCS standard and communication of site / company safety performance to operatives, as noted at the last visit, would be a further improvement.</p> <p>The non-compliant issue relating to the Equal Opportunities in the Workforce section in the previous report has been addressed. Spot checks on worker legitimacy and provision of laundry for operatives could be considered.</p> <p>This site continues to comply with the Scheme's checklist at a high level and some improvements have been put in place since the last visit to the site. The Site Administrator's detailed folder of Scheme information is good practice.</p> | | | | | |