

**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 contractor is working in all areas of the school.
The installation of the door-sets is continuing on the 1st, 2nd and 3rd floors with the FF&E contractor at an advanced stage on the 3rd floor with the Maths and Science rooms nearing completion. Fixed furniture installation is also well underway in all of the 2nd floor classrooms.
- 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 latest quarterly newsletter was made available at the end of August and through the dedicated Oban High School project website, hosted by Morrison Construction, at www.ohsproject.co.uk
- 1.5 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 April 2018.
- 1.6 The FM company, FES, has held meetings with Senior Staff. This meeting was to assist staff in their understanding of the roles and responsibilities of the FM company over the contract period of 25 years.
- 1.7 The latest inspection carried out as part of the Considerate Contractor Scheme took place on Wednesday 25 October 2017. An excellent score of 43/50 was achieved and the executive summary of the inspection report is detailed as Appendix 1 hereof.

RECOMMENDATIONS

It is recommended that Members consider 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 consider 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. The construction of the new grass pitch has been completed at Mossfield on schedule.

4.3 Construction Update

The construction of the new building is progressing well. Some of the main ongoing works on each floor are:

3rd floor

- Taping and jointing complete with decoration progressing well with finishing coats being applied;
- Ceiling grids installed with tiles to be installed;
- Floor finishes have been completed, except corridors;
- All door sets & facings completed except ironmongery; and
- FF&E contractor has commenced installation of fitted furniture and this work is progressing well.

2nd floor

- 2nd fix partitions completed;
- Taping & jointing nearing completion and decoration progressing well in-line with taping;
- Ceiling grid installations commenced;
- Floor prep and finishes have commenced and on-going;
- 2nd fix joinery such as door sets & facings, 85% complete; and
- Fitted furniture on-site and ready to commence installation.

1st Floor

- 2nd fix partitions complete except loading bays;
- Dado trunking commenced and on-going; and
- Floor prep and finishes have commenced and on-going.

Ground floor

- 1st fix partitions completed;
- 2nd fix partitions progressing well and nearing completion;
- Taping & filling complete to music/sports block;
- Floor preparation & finishes commenced and on-going; and
- Existing school stonework now installed at the main entrance.

Other works completed are

- Tarmac to McCall Terrace footpath;
- Installation of lifts;
- M&E roof works; and
- External doors now installed.

The photographs below illustrate the progress made.



3rd Floor Fit out of science laboratory



3rd Floor Fit out of science laboratory



3rd Floor - Maths storage room



3rd Floor - Teaching wall installation in Maths classroom



2nd Floor - Preparation works for the vinyl flooring



2nd Floor - services being installed



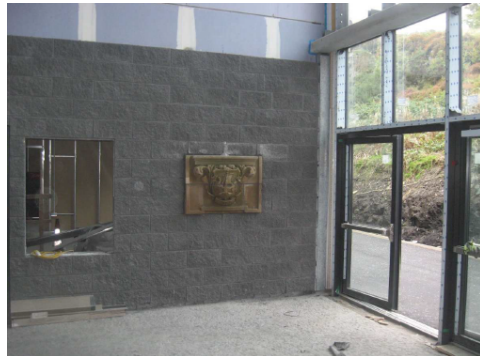
2nd Floor Toilets in being progress in readiness for IPS



1st Floor Tape and jointing works ongoing



Partition installation in the main entrance foyer



Existing school stonework (School Logo) now installed at the main entrance.



Main School Entrance



North Elevation looking towards McCall Terrace



External pump room and sprinkler tank

4.4 Future Building Works

Future works planned include:

- Wiring to First and Ground Floors within dado trunking;
- M&E containment & pipework throughout all floors;
- Complete taping & jointing to 1st floor;
- Continue with decoration to 2nd & 1st floors;
- Complete IPS panels to all toilets; and
- Commence fitted furniture to 2nd floor teaching rooms.

4.5 Communications

The August 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 continue to enable staff and pupils to make regular visits on an ongoing basis to the site every Friday morning.

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 April 2018.

Facilities Management

Mr Willie Chalmers, Infrastructure Manager FES FM Ltd, has met with Senior Management 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.

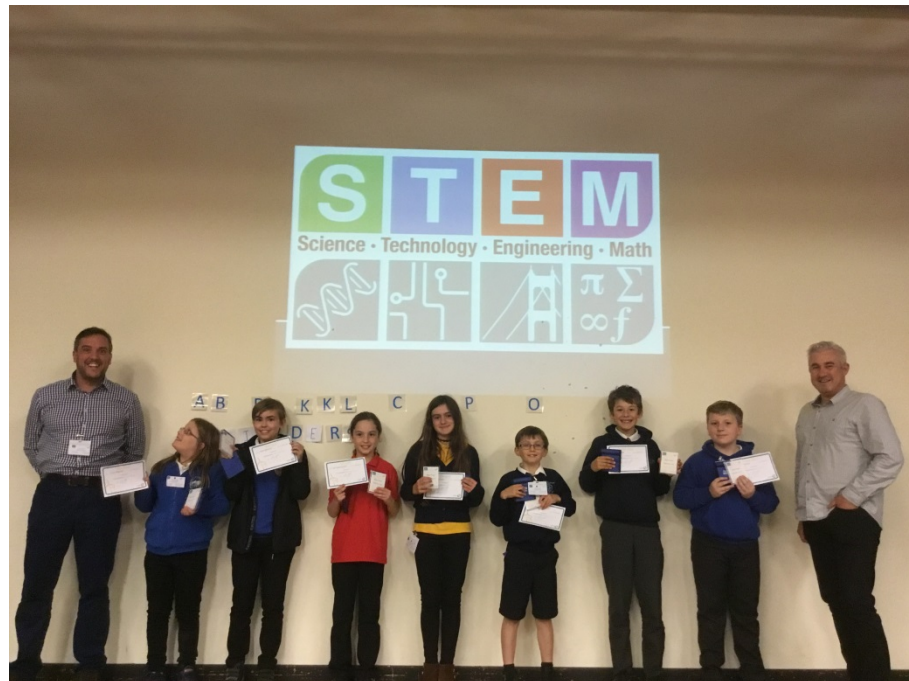
4.6 Community Benefits

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 Event

The science, technology, engineering and mathematics (STEM) event took place in September 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 upper primary school pupils. This was a very successful event enjoyed by all participants.



STEM Event and the Winning Team – September 2017

4.7 Health, Safety and Environmental Matters

Since the previous project update report provided to Members in April 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

The last inspection was carried out on 25th October 2017. An excellent score of 43/50 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 the new school 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.

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.

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	Oban High School				
Contractor Name	Morrison Construction Scotland – Highland				
Onsite contact(s)	Andy Bostwick				
Site ID number	101990	Visit no	2	Visit date	25/10/2017
Site description, context and location					
Continued construction of a large new school in the ground of an existing school in Oban. The existing school is operational but separated from the works area. Houses are present immediately outside the front of the site and also to the rear. Open land, owned by the school, lies to the south. Site offices are situated in existing accommodation at the site entrance, further temporary accommodation has been provided for subcontractors. Works in the main building include fixing and fit out. Recent tarmac surfacing outside the building has considerably improved the site conditions and overall appearance.					
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	8	/10		
4. Secure everyone's Safety	9	9	/10		
5. Value their Workforce	8	9	/10		
Total Score	40	43	/50		
<i>For more information on score descriptors, see "Site Scoring Explained" or visit www.ccscheme.org.uk</i>					
Executive Summary					
<p>The site's excellent appearance has been maintained, which is notable given the scale of the works and the number of operatives working on the site. Care should be taken to ensure that the cabin compound area does not become too untidy. The company could consider its position on social media to use this to promote itself / the industry.</p> <p>There has been continued engagement with locals and considerable works have been carried out by the site team outside the site boundary. There has been extensive liaison with local schools and the project has done well employing local people. The appointment of scheme "champions" has assisted in an overall excellent standard of compliance with the Scheme.</p> <p>There have been improvements put in place with regard to protecting the environment and there appears to be a high level of monitoring and reporting of environmental data. Consideration could be given to displaying summaries of this information to raise awareness of environmental matters.</p> <p>Management of safety continues to be exceptional, with many initiatives to continually promote safety on site. Welfare is also of an exceptional standard, with welfare improvements put in place following operatives' suggestions. Care should be taken to maintain the level of cleanliness and hygiene in the drying rooms.</p> <p>This project continues to meet the Scheme's Code of Considerate Practice at a very high level, achieving an exceptional level in three of the checklist sections. The project manager had prepared very well for the visit and, with the assistance of the site team, has put a number of improvements in place since the last visit. All involved are commended for their efforts.</p>					