

**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. The new Oban High School Project is a Design Build Finance and Maintain (DBFM) Project being delivered as part of the Scottish Government's Schools for the Future Programme.
- 1.2 The Project is nearing Practical Completion. The Independent Tester (IT) will be assessing that the building satisfies the Completion Criteria as set out in the DBFM contract to enable handover to take place.
- 1.3 Planning for the decant of pupils, staff and resources has continued throughout the past months. Exceptional closure days for pupils have been granted by the Scottish Government to assist the decant process that will take place in April 2018.
- 1.4 The FM company, FES FM Ltd, has held meetings with school staff. The latest meeting took place on 15 February 2018 and was held to assist school staff in their understanding of the roles and responsibilities of the FM company over the contract period of 25 years.

RECOMMENDATIONS

It is recommended that Members consider 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 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	
23 March	Oban High School Practical Completion of Phase 1	
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.

4.3 Construction Update

The construction of the new building is nearing completion. Each of the floors, starting with the Third Floor, has been offered up for inspection to the Independent Tester (IT) on a weekly basis as from Thursday 22 February 2018. It will be the Independent Tester's report that will set out if the Completion Criteria within the DBFM contract have been satisfied. The issue of the Completion Certificate by the IT is required before the building can be handed over to the Council.

The building has, and will continue to be, inspected separately by Morrison Construction, hubNorth Scotland, and members of the Council's Schools Redevelopment Project team supported by Clerk of Works.

The Commissioning Programme for the Mechanical and Electrical (M&E) installations is nearing completion and a separate inspection report on these elements of the building will form part of the IT's report.

A selection of photographs illustrating the completed facilities to date will be provided to Members at the Area Committee.

4.4 Health, Safety and Environmental Matters

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

4.5 Decant

In early November, prospective decant companies were shown around the existing building to assist them in their preparation of a tender for the decant. The tender process was carried out through hubNorth's procurement route.

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. An information meeting for all staff took place on the In-Service Day in February.

The Scottish Government has granted additional time (exceptional pupil closure days) to enable staff to pack all resources for the move and then ensure that classrooms are prepared and ready for pupils. In order to make this move, there will be four additional days when staff will be present, with pupils on authorised leave.

Oban High School will be completely closed to all pupils on the

following four additional days:

Wednesday 28 March, Thursday 29 March, Monday 16 April and Tuesday 17 April 2018.

The pattern of days around the Easter school holiday period will be:

27/03/18 – School closes to pupils at normal time.
28/03/18 – Exceptional Closure
29/03/18 – Exceptional Closure
30/03/18 – 15/04/18 inclusive (Easter Holiday)
16/04/18 – Exceptional Closure
17/04/18 – Exceptional Closure
18/04/18 – New OHS school building opens to pupils at 9.00am

Pupils will finish school in the present building on Tuesday 27 March and will return to the new school building on Wednesday 18 April 2018.

With these closure days being so close to the National Qualification examinations, the school has emphasised to pupils and their parents that senior pupils should be mature enough to ensure that they use this time productively and study at home. To ensure the pupils are focused on their studies during these four days, teachers will issue specific work.

Additionally, the school will be providing an additional ten days of Easter revision during the holidays. Around 250 pupils took up this opportunity to benefit from extra support from their teachers last year and the school hopes for many more to attend this year.

4.6 Facilities Management

The contract for facilities management for the new Oban High School will be undertaken by FES FM Ltd. Infrastructure Managers from FES met with the school's Senior Management in November 2017 and with all staff on 16 February 2018 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.

4.7 Considerate Contractor Scheme

No further inspection has taken place since the last inspection report issued to Members in December 2017.

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 nearing completion 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 and these meetings will take place on a regular basis through until April 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 has 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.

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