

**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. 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 reached Practical Completion on 5 April 2018.
- 1.3 The decant of pupils, staff and resources took place as planned during the Easter holiday, and the school opened its doors to welcome pupils on Wednesday 18 April 2018.
- 1.4 The Project has now entered Phase 2, which will continue through to February 2019. This Phase will include the demolition of the old Oban High School buildings, the construction of enlarged car parking and bus drop-off, and external social areas.

**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:

<b>Date</b>	<b>Description</b>	<b>Comment</b>
5 April 2018	Practical Completion reached	
18 April 2018	New Oban High School opened as planned to pupils	
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 2 construction period, there is no change to the intended programme.

**4.3 Construction Update**

Following the completion of Phase 1, the main construction activities being progressed are:

- The old Oban High School buildings have been handed over to Morrison Construction to allow preparation for demolition to commence;
- Ecological surveys have been undertaken prior to the start of the demolition; and
- Snagging works to the new building are taking place and are being reviewed on an ongoing basis.
- The playing surface of the existing 3G pitch at the school is due to be replaced. As part of the First Year of operation of the DBFM contract, the pitch will be resurfaced and new goal recesses added as part of the works. This work will take place and be completed during the forthcoming school summer holidays.

Images of the new Oban High School are included as Appendix 1.

#### **4.4 Health, Safety and Environmental Matters**

Throughout the whole of the Phase 1 Construction Period, the inspection of the site regarding performance on Environmental Matters found the works to be compliant, with no issues raised and with no RIDDOR (Reporting of Injuries, Diseases and Dangerous Occurrences Regulations) accidents or injuries.

#### **4.5 Decant**

The Exceptional Closure Days granted by the Scottish Government to facilitate the decant took place as planned on Wednesday 28 March, Thursday 29 March, Monday 16 April and Tuesday 17 April 2018.

All of the teaching materials and resources were transferred to the new school during the Easter holidays, including all of the identified Legacy Items, which now have pride of place in the new school foyer.

The school provided an Easter revision programme for senior pupils during the holidays, arranged with and hosted by Argyll College.

#### **4.6 Facilities Management**

The contract for facilities management for the new Oban High School is now being undertaken by FES FM Ltd. Infrastructure Managers from FES meet with the school's Senior Management and the Council's Special Projects Team on a programmed monthly basis to monitor the facilities management of the new building. These meetings provide information on the proactive and reactive maintenance that is 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.

## 5.0 CONCLUSION

- 5.1** The Project to deliver the new Oban High School on a Design, Build, Finance, and Maintain basis reached Practical Completion of Phase 1 on 5<sup>th</sup> April 2018. The Project has now entered Phase 2, which will entail the demolition of the former school buildings, construction of car parking and bus drop off and external social space areas.
- 5.2** The decant of resources to the new school took place during the Easter holiday 2018, and pupils and staff are now occupying their new school.

## 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, and Phase 1 Practical Completion Certificate was issued by the Independent Tester on 5 April 2018.
- HR** None at present.
- Equalities** None at present.
- Risk** None at present.
- Customer Services** None at present.

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

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## Appendix 1

### Images of the New Oban High School



The school badge on the West elevation



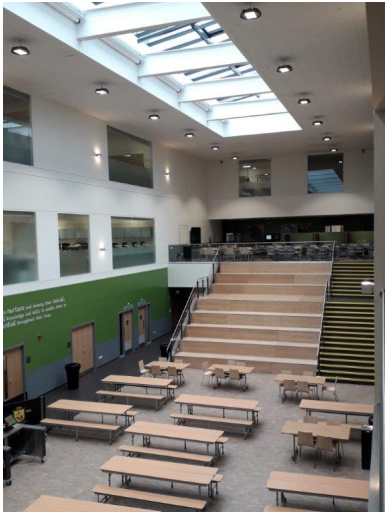
South elevation



Legacy Dux boards in the Main Entrance Foyer



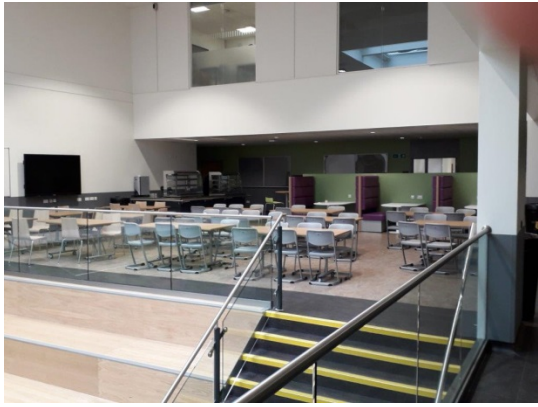
Trophy Cabinet in Main Entrance Foyer



Atrium / Dining Area 1



Atrium / Dining Area 1



Dining Area 2



Conference Room – with gifts presented to OHS



Standard Classroom



Dance Studio