

**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 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.

**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
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 commencement of Phase 2, the main activities being progressed are:

- Soft strip of the building has been completed;
- Phase 1 landscaping works have been completed and Phase 2 landscaping works commenced;
- Snagging works to the new building are being reviewed on an ongoing basis;
- Intrusive surveys have been completed, with no issues identified;
- Phase 2 fencing and new main gate installation has been completed;
- Morrison sub-contractor containers have been removed from site compound;
- Piping pavilion has been relocated, and remedial/preparatory works are underway;
- The new long jump and throwing circle have been installed and painted
- Demolition works are progressing well, with over half of the buildings now demolished;
- Installation works to replace the surface of the existing 3G pitch at the school have commenced. 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 Works 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 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 have met with the school's Senior Management and the Council's Special Projects Team, and will continue to do so 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.

4.6 Considerate Contractor Scheme

An inspection was carried out on 16th May and the site was awarded a score of 37 out of 50, and a copy of the summary is appended below in Appendix 2.

5.0 CONCLUSION

The Project to deliver the new Oban High School on a Design, Build, Finance and Maintain basis reached Practical Completion of Phase 1 on 5th April 2018. The Project has now entered Phase 2, which entails the demolition of the former school buildings, construction of car parking and bus drop off, and external social space areas.

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

3 August 2018

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Appendix 1

Progress Images

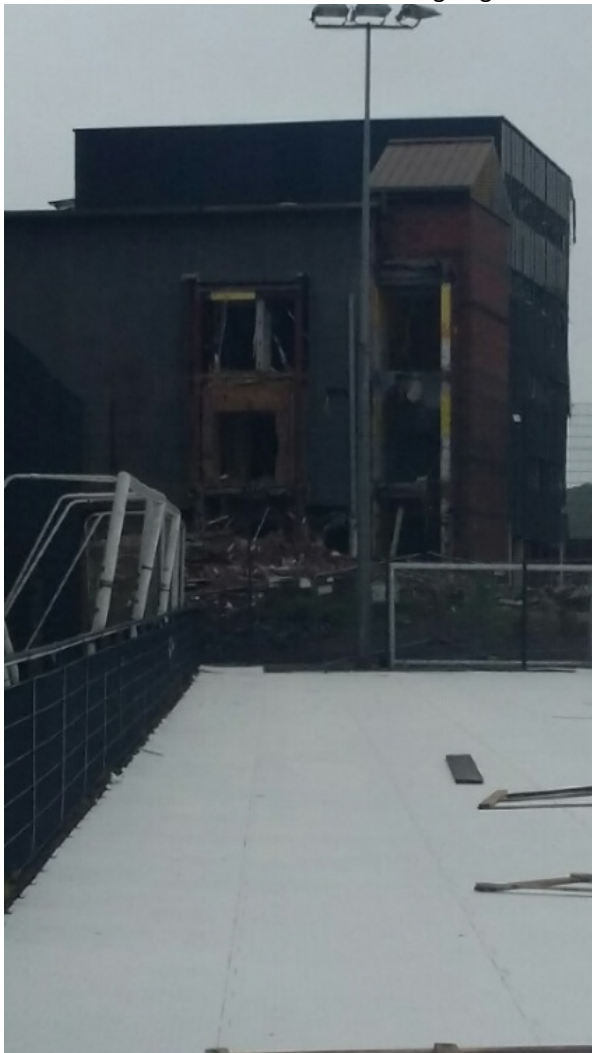


Commencement of demolition works June 2018





Ongoing demolition works – July 2018



Demolition works and Preparatory works to 3G pitch resurfacing

Appendix 2 – 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)	Calum Cassidy, Site Manager				
Site ID number	97007	Visit No.	1	Visit date	16/05/2018
Site description, context and location					
Commencement of the demolition phase of a new school project in Oban. The new school building is now complete and occupied. Minimal works were underway at the time of the visit, including minor snagging, down-sizing of the compound and preparation for the demolition phase. There were no sub-contractors, only direct employees, on site at the time of the visit. This is the third registration period for this site and this report should be read in conjunction with Scheme reports reference 10 1990 and 97007					
Checklist section	Category Score		Score descriptor		
1. Care about Appearance	7	/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	/10			
3. Protect the Environment	7	/10			
4. Secure everyone's Safety	8	/10			
5. Value their Workforce	8	/10			
Total Score	37	/50			
<i>For more information on score descriptors, see "Site Scoring Explained" or visit</i>					
Executive Summary					
<p>The Appearance remains very good, less than at previous visits due to the removal of the impressive site entrance. Measures are being put in place to maintain high standards during the demolition phase.</p> <p>Further newsletters should be issued to advise those affected of the forthcoming demolition. There has been good liaison with the school to reduce nuisance. The site complaint log was not up to date at the time of the visit. Environmental controls are being put in place for the demolition phase; many materials will be re-used or recycled. As noted in previous reports, environmental data reported to head office are not communicated on site to raise operative's awareness; this should be considered for future projects.</p> <p>Safety management systems are being revised for the demolition, although it was noted that this site is not CLOCS compliant and also that random drugs and alcohol testing has not been carried out for some time. Safety systems are otherwise excellent. The welfare provided for the workforce is of a high standard, but it is important that this is kept clean during the final phases of the works. Health screening and provision of health and wellbeing information is good practice.</p> <p>This site continues to achieve a high standard of compliance with the Scheme's Code of Considerate Practice. Several of the excellent and exceptional items noted at the previous visit are no longer in place; this is not to say that the site is poorer, it is simply that the opportunities to achieve those higher scoring levels are fewer during the demolition phase of the project.</p>					