

**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 Campbeltown Grammar achieved formal handover following sign off by the Independent Tester on 17 February and opened to pupils on 21st February 2018. Following the commencement of Stage 2, the demolition works are all complete, with the site now cleared and levelled, and preparatory works for the installation of the new 3G pitch ongoing.

Following the identification, and subsequent removal, of asbestos during the demolition phase, Hub and Morrison Construction advised of a potential delay of up to 8 weeks to Phase 2 of the programme and handover of this Phase is now advised as 1 February 2019.

- 1.3 The ninth quarterly newsletter was made available at the start of the new school year in August, and through the dedicated Campbeltown Grammar School project website, hosted by Morrison Construction, at www.cgsproject.co.uk
- 1.4 The Council's Special Projects Team along with the FM company, FES, continue to hold regular meetings with the Head Teacher to discuss any issues within the school, along with ensuring all Health and Safety matters are addressed as contractually required.
- 1.5 The latest inspection carried out as part of the Considerate Contractor Scheme took place on 20 August 2018. A 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 2018 – January 2019	Phase 2 External Works	Demolition of existing school buildings and construction of new 3G pitch and car park
February 2019	Phase 2 Completion	All works completed and whole school availability

At this stage in the Phase 2 construction period, there is an expected delay of up to 8 weeks to the intended programme.

4.3 Construction Update

The following works have been completed since the previous update report provided to Members:

- Car parking and road surfacing works complete
- Outdoor Store has been constructed
- Groundworks in preparation for pitch installation are ongoing
- Piping Pavilion works have commenced
- Services conduits and lighting – works ongoing
- Ground reinforcement works ongoing
- Landscaping ongoing

Photographs illustrating progress made since September 2018.



4.4 Future Works

Future works planned for the next period:

- Progress Piping Pavilion construction
- Pitch ground and installation works to commence

- Roofing to be completed to outdoor store
- Soft Landscaping works to commence

4.5 Communications

The ninth 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.

4.6 Health, Safety and Environmental Matters

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

4.7 Considerate Contractor Scheme

The latest inspection was carried out on 20 August 2018. 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 2, the construction of the external pitch facilities, car parking, new outdoor storage, new piping pavilion, along with hard and soft landscaping.

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 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

5 November 2018

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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)	Daniel Fee – Site Administrator				
Site ID number	101988	Visit No.	2	Visit date	20/08/2018
Site description, context and location					
Construction of a new grammar school and sports grounds within the grounds of an existing school. This is the third year of registration for this project and this report should be read in conjunction with the previous year's reports, reference 101988. The demolition of the old school is well underway and some of the new school's car parking is under construction.					
Checklist section	1st visit	2nd visit		Score descriptor	
1. Care about Appearance	8	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	9	9	/10		
3. Protect the Environment	7	7	/10		
4. Secure everyone's Safety	8	9	/10		
5. Value their Workforce	7	8	/10		
Total Score	39	40	/50		
<i>For more information on score descriptors, see "Site Scoring Explained" or visit www.ccscheme.org.uk</i>					
Executive Summary					
<p>The demolition works appear very well managed, but the site cabins are now looking at little worn and there was some mud/ debris on the access road at the time of the visit.</p> <p>The project's previous exceptional engagement with the Community has tailed off during the demolition phase and school holiday, but the planned demolition 'guide' for the school is an interesting initiative and maintains the exceptional level.</p> <p>Protection of the Environment remains very good and a noise complaint was quickly addressed. It is hoped that procedures for monitoring fuel/ resource use can be put in place on future projects and that this can be used to generate a carbon footprint.</p> <p>Safety on site appears exceptional. The site is now complying with CLOCS and there is a good process for communicating safety statistics/ performance to operatives.</p> <p>Facilities are very well maintained for the Workforce and much has been done to raise awareness of health and wellbeing.</p> <p>This site has continuously met the Scheme's Code at a high level throughout its three-year duration. The Site Administrator had prepared well for the visit and a good folder of supporting information was available. It is particularly pleasing to see how the Administrator has developed in his role during this project and it is hoped that he will be able to remain in the industry on completion of this project as his professional and polite attitude gives an excellent image of the industry.</p>					