

To: Education and Children's Services Policy Board

On: 19 January 2023

**Report by: Joint Report
Director of Children's Services &
Director of Finance and Resources**

**Heading: Paisley Grammar School Community Campus: Update
Report**

1. Summary

- 1.1 A formal consultation on the proposal to relocate Paisley Grammar School to a new community campus building at Renfrew Road in Paisley commenced on 31 August 2020 and closed on 20 October 2020.
 - 1.2 The proposal gained support from the school, wider community and Education Scotland and the recommendation to progress the new build community campus was approved by the Education and Children's Services Policy Board in January 2021.
 - 1.3 The new community campus will provide facilities for the full breadth of the curriculum. It will incorporate a flexible learning resource for young people with additional support needs and a variety of facilities to support community learning and enterprise activity for the wider community.
 - 1.4 To supplement its investment the Council secured Scottish Government - Scottish Futures Trust (SFT) - Learning Estate Investment Programme (LEIP) funding of £1.45m per annum over a 25 year period. Conditions of funding targetted completion of the project by December 2025. Detail of LEIP funding conditions were detailed in a previous report to Board (Paisley Grammar School Community Campus: Update Report 18 August 2022).
 - 1.5 This report seeks to provide elected members with an update on progress including the target completion date following project development with the Multi Disciplinary Design Team, the pre construction services Contractor and crucially, the Scottish Futures Trust.
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2. Recommendations

- 2.1. The Education and Children's Services Policy Board is asked to:
- Note the progress made to date including the updated target completion date.
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3. Background

- 3.1. A formal consultation on the proposal to relocate Paisley Grammar School to a new community campus building at Renfrew Road in Paisley commenced on 31 August 2020 and closed at 12 noon on 20 October 2020.
- 3.2. The proposal gained support from the school, wider community and Education Scotland and the recommendation to progress the new build community campus was approved by the Education and Children's Services Policy Board in January 2021.
- 3.3. The new community campus will provide facilities for the full breadth of the curriculum. It will incorporate a flexible learning resource for young people with additional support needs and a variety of facilities to support community learning and enterprise activity for the wider community.
- 3.4. The Council's vision for the new Campus is ambitious and forward thinking. It is expected that our Project Team will deliver an innovative and creative learning environment which is welcoming to all; learner focused; supportive and inclusive; sustainable; and agile enough to support the needs and aspirations of all users.
- 3.5. The project has been developed through a stand-alone Multi-Disciplinary Design Team (MDDT) appointment (as well as QS, BIM manager; Principal Designer; and Passivhaus certifier appointments) and a stand-alone Design and Build Contractor. Information regarding appointments were detailed in a previous report to Board (Paisley Grammar School Community Campus: Update Report 18 August 2022).
- 3.6. A communications plan has also been developed to ensure pupils, parents and staff are kept up to date. It supports community engagement and it will raise wider local awareness. The plan also aligns with communication relevant to wider regeneration of the area.
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4. Progress Update: Multi-Disciplinary Design Team and Principal Contractor

- 4.1. A Multi Disciplinary Design Team was appointed on 20 May 2022. The design team is being led by Ryder Architecture Limited which has a wealth of experience of schools' construction and Passivhaus building structures.
 - 4.2. Galliford Try, trading as Morrison Construction, have been appointed as the Principal Contractor for delivery of the project. At this stage the appointment is in respect of Pre-Construction Services only. A further report will be taken to FRCS board to enter into the Design and Build Contract with Morrison Construction when the design is sufficiently advanced.
 - 4.3. The design development has progressed well including staff, pupil and wider access workshops being undertaken to consider space typologies and new learning spaces and a presentation on the new learning landscape has been delivered to the parent council.
 - 4.4. The first 'Design Sprint' has taken place which was a 2 day event facilitated by Ryder Architecture involving the full design team and RC internal stakeholders. This allowed intense design workshops to be undertaken to help drive the direction of the technical development of the building.
 - 4.5. The MDDT are currently reviewing the standard 'Royal Institute of British Architects (RIBA) Plan of Works Stage 2 Report with positive feedback. The outcome of RIBA Stage 2 should be the Architectural Concept being approved by the client which aligns to the Project Brief.
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5. Programme Update

- 5.1. It should be noted that a condition of LEIP funding was that the new Paisley Grammar School Community Campus targeted operation by December 2025. Given the global market conditions affecting the availability of materials and labour in the construction industry, this was recognised as an extremely challenging delivery programme.
- 5.2. Property Services have undertaken a thorough review of the delivery programme in conjunction with the MDDT and pre-construction services Contractor. The result is that it has become clear that it will not be optimal to meet the target operational date of December 2025. In developing the optimum delivery strategy it would be beneficial to attain 100% design, excepting some Contractor Designed Portions, prior to agreement of the contract for the main works. The MDDT also wish to ensure that the golden thread from design to construction to operation is given due consideration to provide an excellent facility that performs well throughout its life cycle. The Project Team are minded that a delivery programme of December 2025 would not meet this objective and is likely to create substantial financial and programme risks to any contractual agreement we would enter on this basis. Furthermore, this programme could not deliver a building of the form and function that would best suit pedagogy for this School in the aforementioned target timescale.

- 5.3. To deliver the proposed Paisley Grammar School Community Campus (PGSCC) in the optimal way the team would like to implement an improved approach to quality which has been developed in partnership with the MDDT and pre-construction services Contractor. It is intended to meaningfully engage with the Sub-Contractor market in a competitive manner as soon as possible during RIBA Stage 3 to develop 'not to exceed' work package costs with the intention to align design with key Sub-Contractor partners who may then be appointed for the main works. This will continue during RIBA Stages 3 and 4 with all Sub-Contractors where design engagement will be carried out to varying degrees, based on the particular work package, to achieve as close as possible to 100% design and 100% cost certainty. This strategy flips some traditionally post contract design work into the pre-contract stage and this can substantially decrease risk and improves quality, however, this process inevitably extends the programme during the pre-contract phase of development. The Project Team have worked closely with the MDDT and pre-construction services Contractor as well as the Scottish Futures Trust to develop a robust delivery programme that responds to the reality of the current circumstances of the construction industry and the quality aspirations of the Team. This process led to the identification of an operational ready date during Summer 2026 that best suits the needs of pupils and staff alike. This programme would also avoid a school relocation over the Spring Break which could be disadvantageous to the senior school pupils' exam diet.
- 5.4. SFT have advised that a number of LEIP funded projects across Scotland are similarly considering revised target operation dates. SFT also noted that our approach was realistic in terms of the factors affecting the industry, it was quality focussed and prudent.

Implications

1. Financial

As previously reported (Paisley Grammar School Community Campus: Update Report 18 August 2022)

2. HR and Organisational Development

None.

3. Community/Council Planning

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| Our Renfrewshire is thriving | - The new learning environment will support learning and achievement for all. |
| Our Renfrewshire is well | - The new learning environment will support the Health and Wellbeing of all. |
| Our Renfrewshire is safe | - The new learning environment will provide safe and secure spaces for all users. |

Reshaping our place, our economy and our future

Building strong, safe and resilient communities

- The new learning environment will provide spaces which support local enterprise.
- The new learning environment will provide spaces to support community activities.

4. Legal

Renfrewshire Council adheres to all relevant legislation.

5. Property/Assets

Through its school estate management plan the Council aims to have an efficient and well maintained property portfolio which provides learning environments which support the delivery of the curriculum.

6. Information Technology

The new campus will have IT provision which supports digitally enabled learning.

7. Equality and Human Rights

The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. Health and Safety

None.

9. Procurement

Renfrewshire Council adheres to all procurement regulations.

10. Risk

A full risk register will be compiled for the project in accordance with the Council's established risk management protocols.

11. Privacy Impact

None.

12. Cosla Policy Position

None.

13. Climate Risk

The project aims to comply with the requirements for ambitious energy efficiency targets over the long term and to contribute to the Council's net-zero commitments.

List of Background Papers

- (a) Background Paper 1: Paisley Grammar School Community Campus:
Update Report 18 August 2022

The foregoing background paper(s) will be retained within children's services for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is Ian Thomson, education manager.

Author: Joe Lynch – Head of Property Services