



# **Nairn Academy**

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## **Stakeholder Group Meeting No. 5**

### **Project Update**

**25<sup>th</sup> August 2022**

**Robert Campbell, Estate Strategy Manager**




# Background

1. A new school building was included in Phase 2 of the Scottish Government's Learning Estate Investment Programme (LEIP) announced in December 2020.
2. Scottish Government funding will be available through an outcomes-based funding model on completion of the project over a 25-year period, with the Council fully funding the capital cost of the project.
3. The completion date for all LEIP Phase 2 projects is December 2025; we are aiming to open in October 2025, with demolition/external works to follow.
4. The scope of the project is for a complete replacement on the existing campus, although the changing pavilion and synthetic playing field will be retained.
5. Balfour Beatty have been appointed as the design and build contractor. This approach allows early engagement with the contractor and supply chain to consider how best to achieve the required outcomes, and to achieve cost and programme certainty.



# LEIP Funding Outcomes

The Scottish Government revenue funding will be released on evidence of the achievement of the following agreed outcomes.

1. New learning environments are built to a high quality and are well maintained over the long term.
  2. Ambitious energy efficiency targets are achieved over the long term and contribute to net-zero commitments.
  3. The investment supports digitally enabled learning and advancements in technology.
  4. The investment creates new jobs and enables inclusive economic growth.
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# Construction Cost Pressures

The following are the main factors currently impacting on construction costs.

1. General inflation/tender cost increases; high local and national demand.
2. Extraordinary increases in costs of certain materials or products.
3. Local supply chain – limited number of sub-contractors in Highland for certain types of work, or sizes of project.
4. Central belt supply chain – already busy so further inflated cost of working on Highland projects, effectively a higher location factor.
5. Risk management – contractors, sub-contractors and suppliers are factoring in additional risk allowances to cover potential further increases, thus exacerbating the overall position.
6. More stringent design and energy performance standards for new build schools. There is also a requirement to work towards ambitious targets in relation to achieving Net Zero Emissions and a reduction in Construction Embodied Carbon.

## Current Position

1. At the Council meeting in June 2022, a report on the impact of these cost pressures was considered in private. Members to proceed to award the contract for the Tain Campus project and to carry out a review of the capital programme later this year, which will look at the phasing of the programme of works for the Council's capital projects.
2. However, it was also agreed that design and planning work would continue on all the major school projects at pre-construction stage.
3. The news release issued by the Council after the Council meeting referred to the Tain Campus as one of "3 flagship school projects forming part of the Scottish Government's Learning Estate Investment Programme".

# Key Design Criteria

1. Site Location/Orientation.
2. Site Shape/Layout/Context e.g. railway line and neighbouring properties.
3. Road and Pedestrian Access, Parking and Drop-Off.
4. Existing Buildings, Services and Utilities.
5. Building Form – e.g. number of storeys, size of footprint; the Form Factor is relevant in relation to the required energy standards and targets.
6. Future Expansion – both medium and long term.
7. Educational Functionality – accommodation requirements, adjacencies, public access and security.
8. Options Analysis; process takes account of all these criteria, assessment of 2-storey or 3-storey options.

## Next Steps

1. Confirm dates and arrangements for the PAN public events
2. Take on board comments and feedback from PAN events and develop proposal prior to submitting planning application in October.
3. Additional site investigation works as recommended by Etive have been instructed and Etive are reviewing the approach and scope. Balfour Beatty anticipate that this work will commence on site in mid-September.
4. Archaeological works on site have now been completed and BB await the issue of the findings report.