



## JAMES DONALDSON INSULATION

### PROJECT SUMMARY

Roof replacement and refurbishment for newly acquired warehouse.

### TEAM

Technical Services

### CLIENT

Donaldson Group

### LOCATION

Uddingston, Glasgow

### DATES

2021

### SUBHEADER

Graham + Sibbald were delighted to continue their close working relationship with Donaldson Group when instructed to lead the roof replacement and refurbishment of James Donaldson Insulation's newly acquired warehouse in Uddingston, Glasgow.





2021 to minimise the disruption to JDI's business operations as far as possible.

A number of challenges were encountered with obtaining the statutory consents for the works, mostly as a result of the backlog in applications and Council staff still mainly working from home as a result of the Covid-19 pandemic. However, the G+S Architectural team managed to maintain dialogue with the Council Officers, allowing the works to proceed in advance of the consents being in place.

Due to the disruption of construction supply chains as a result of the Covid-19 pandemic, material shortages have been prevalent throughout the construction industry. This provided challenges when trying to procure the specified roofing material. G+S worked with the Principal Contractor to find a suitable alternative, without compromising on quality or cost and without effecting the overall programme of works.

Following completion of the package of advanced enabling works, G+S instructed the main works in two separate works packages; the roofing works and the fitout works. This allowed an early site start on the roofing works whilst the fitout works progressed through the design and procurement stages.

During the construction phase there were unforeseen works instructed, which included repairs to both the underground drainage system defective areas of the concrete floor slab. Through effective dialogue and further investigation G+S and the contractor managed to incorporate these works within the overall construction period.

## RESULTS

The project was handed over to the client on time, within budget and ensuring a high quality of finish throughout the property.



## WHY G+S

Graham + Sibbald offers a level of personal service, specialist skills, local knowledge and commitment that is second to none. We can help you maximise the value of your property and minimise your costs and liabilities. We work with a broad spectrum of clients, including leading names in the private and public sector.

## APPROACH

Across both their Edinburgh and Glasgow offices, Graham + Sibbald provided Project Management, Contract Administration, Architectural Design and Cost Consultancy services, whilst co-ordinating input from an external Principal Designer and civil/structural and building services engineers. Graham + Sibbald obtained all statutory consents, procured and made recommendations on the appointment of the Principal Contractor, thereafter managing the construction phase through to completion.

Regular site meetings were carried out to review progress on site and identify any potential risks and/or issues as early as possible. Reports, and accompanying cost updates, were produced and issued to the client to ensure all stakeholders were regularly updated.

In order to minimise the downtime from building ownership to occupation, a package of advanced enabling works was prepared. This package included the isolation and removal of mechanical and electrical services, asbestos removal and the installation of new palisade security fencing. These works were competitively tendered, ensuring the best price was obtained, and allowed early mobilisation on site and a reduction in the construction programme.

## KEY CHALLENGES

Due to existing lease agreements, the key challenge to the success of the project was ensuring the unit was available for occupation by the end of



*“Graham + Sibbald provided a very professional service throughout the duration of project managing our refurbishment works. Transparency and good communication throughout the duration of the project kept us well informed of progress, with regular site meetings taking place. The teams specialist knowledge and proactive approach ensured the successful delivery of the works.”*

Ewan Brown, James Donaldson Insulation



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