

PROJECT DETAILS

CLIENT CBES - ASDA

PROJECT Linwood Superstore New Roof & Wall Cladding Installations

LOCATION Phoenix Retail Park, Linwood, Renfrewshire, PA1 2AB

START DATE 21 August 2020

DURATION 36 Weeks

END DATE 15 January 2021

VALUE £1,218,129

RTM Single Stage Open Procedure

CONTRACT Standard Subcontract Terms & Conditions

ROLE Specialist Contractor (Approved Installer)



PROJECT SUMMARY

The ASDA Superstore Linwood is open 24/7/365 and operates within the Phoenix Retail Park, serving major urban and suburban towns in the greater Renfrewshire region. The superstore building has been extended and improved on a number of previous occasions to include a warehouse, a storefront, a cafe and associated office spaces.

In recent years, both the storefront and the warehouse have frequently taken in water and a fully intrusive survey confirmed that the bituminous roof was failing and was beyond economical repair; single ply waterproof membranes were punctured throughout; the glass atrium was leaking; concrete roof copes had eroded and open joints were deep and numerous. With survey results confirming saturation in more than 75% of the test bores, the specialist consultant recommended a full roof replacement and provided a specification for roofing which was later extended to include external insulated steel cladding panels on Mansard roof sections, elevations, and façades.

The Facilities Manager (CBES) appointed McConnell as Specialist Subcontractor as we are (i) recognised in the UK marketplace as a Roofing, Cladding, Painting and Coatings specialist (ii) we are an accredited, approved installer for the specified roofing and cladding products (iii) we are resourced and able to manage and deliver the complete scope of works concurrently, drawing management staff and trade operatives from our in-house Roofing, Cladding and Coatings divisions operating from a regional base.

The Roofing Works (£750,096) commenced in August 2020, ran for 36 weeks and completed in August 2021. During that period, the external Cladding & Specialist Coating Works (£468,033) came on site in October, completed in January and tied in seamlessly without any detrimental impact on the roofing works or the superstore's operation.

SCOPE OF WORKS

- ▶ Removal of existing (4798m²) felt roof system
- ▶ Installation of (4798m²) Alumasc Self Adhesive Roof Membrane system
- ▶ Application of Alumasc cold-applied, liquid form, waterproof finish to gutters and areas below roof mounted plant
- ▶ Removal of existing (125m²) single ply membrane
- ▶ Installation of (125m²) mechanically fixed Sika Sarnafil polyester reinforced, multi-layer, synthetic waterproof roof membrane
- ▶ Installation of Aluminium Copings to parapet wall head
- ▶ Installation of External Cladding to the Mansard sections of roof
- ▶ Installation of Ash & Lacey Cassette Cladding Panels and all associated fire bats, flashings and panel closures
- ▶ New steel work in support of the new façade cladding installation
- ▶ All associated pipe, duct and penetration works.
- ▶ Reinstatement of all roof mounted plant equipment and lightning protection

ASDA Superstore Linwood



CRITICAL SUCCESS FACTORS

- ▶ Our compliance with the ASDA Model Specification and the ASDA Way of Working Health & Safety Guidelines were integrated within our SHEQ Management Systems, our Construction Phase Health and Safety Plan, our site-specific Risk Assessments, Method Statements and Safe Operating Procedures, all of which, were adapted and approved prior to works commencing.
- ▶ Dividing the complex roof structure and glass atrium into seven distinct sections meant that we were able to deliver the roof works consecutively and safely, without any disruption to store operations which remained open 24/7/365.
- ▶ Similarly, cladding works to Mansard Roofs, Cladding Elevations, Entrance Facades and mastic and sealant works to the Glass Atrium, were undertaken on a section by section basis. This included occasional, planned twilight, off-peak and nightshift working to ensure public safety and the continued safe operation of the superstore.
- ▶ Working in collaboration with a steel frame specialist, we were able to progress the Cladding Works concurrently with the Roofing Works, ensuring that, the new cladding installation tied into the existing steel frame, that all pipe, duct and penetration works complied with the specified design, and, that the aluminium covering of the parapets all tied in seamlessly with the roof installation.
- ▶ We worked closely with the retail park's management team on traffic management, pedestrian safety, mobile platform erections, crane lifting operations, hazard warnings, safety cordons etc, ensuring that wider retail park users also benefitted from high levels of care and protection.
- ▶ During the works, all roof mounted plant equipment, was temporarily relocated or carefully set aside and reinstated upon completion of the works.
- ▶ Given the unpredictable nature of 25 years of degradation and the potential for uncovering rot during the works, we worked closely with the Facilities Management team, ensuring that a detailed Variation Log evidenced Cost Value Reconciliations and the Final Account Settlement.
- ▶ Delivered at the height of the Covid-19 Pandemic, the project was delivered in full compliance with our Covid 19 Safe Operating Procedures and the Health Protection (Coronavirus) Regulations 2020.