



### PROJECT DETAILS

**CLIENT** BAE Systems (UK)

**PROJECT** Building Refurbishment & Planned Maintenance Programme

**LOCATION** Govan / Scotstoun / Glasgow / Barrow in Furness / Cumbria

**RTM** BAE Approved Contractor since 2004

**CONTRACT** BAE Standard

**FORM OF APPOINTMENT VALUE** c. £20,000,000

**ROLE** Principal Contractor

### PROJECT SUMMARY

BAE Systems is a global, international Defence, Aerospace and Security company which delivers a full range of products and services for air, land and naval forces, as well as advanced electronics, security, information technology, data and customer support services. They are the UK's largest defence and security company and they contract directly with our Ministry of Defence as well as overseas governments. Their UK Maritime Division designs and manufactures naval ships and submarines as well as state of the art combat systems. Their Surface Fleet Solutions operate from docks and associated facilities in Govan/Scotstoun, Glasgow and Barrow in Furness, Cumbria where they design and build new naval ships and deliver fleet maintenance and refurbishment services.

The estate, buildings and facilities which support these operations are highly diverse in their design, function and built form. Operating 24/7/365, each building has a distinct role to play in support of base operations and each building benefits from its own cyclical and planned maintenance regime.

Since 2004 McConnell has been an Approved BAE Contractor and during that time has delivered more than 50 individual refurbishment contracts with a gross value of circa £20,000,000. Our estate based refurbishment services have focussed on Specialist Coatings: New Roof & Cladding Installations; Strategic Demolition & Structural Repairs: Civil & Infrastructure Works: Roads & Access Alterations; Painting & Decoration; Mechanical & Electrical installations and all associated fit-out and internal refurbishment works.

With buildings ranging from gatehouses, stores, offices and small canteens all the way up to industrial capacity steel fabricating halls, paint cells, shipbuilding halls and

apparatus such as overhead cranes, the simplest, safest and most effective way to deliver the works has been through a series of phased planned works contracts where each building / location / apparatus benefited from its own project plan consisting of: -

- ▶ Pre-Construction Assessment and Pre-Construction Phase Plan
- ▶ Asbestos, Refurbishment and Demolition Assessment where applicable
- ▶ Risk Assessments, Method Statements and (site specific) Safe Operating Procedures
- ▶ Construction Phase Plans, Works Sequences, Critical Paths and Milestone Deadlines
- ▶ Plant, Material and Labour schedules
- ▶ Traffic Management, Site Logistics and Secure Access Plans
- ▶ Budget Forecasts, Spend Profiles, Variation Logs, Cost Value Reconciliations, Final Accounts
- ▶ Pre-Start, Site Induction and Weekly Progress Meetings for each building / location / apparatus

Significant site constraints have driven innovative site solutions such as; utilising overhead cranes as protective crash decks above fabricating halls in order to protect fixed apparatus and operatives working below; and; installing steel banding and steel and timber reinforcement to preserve one of the largest cast iron industrial structures still operating anywhere in the world. In all cases, our strategic and operational approach has been frequently tried, tested, measured and approved by BAE who to this day, continue to call-off and award contracts to McConnell.

# BAE – Surface Fleet Solutions



## CRITICAL SUCCESS FACTORS

- ▶ Absolutely critical to the long-standing success of this working relationship has been the collaborative approach. McConnell works hand-in-hand with BAE in order to best serve the needs of these critical UK defence facilities. Open knowledge and risk sharing has facilitated effective project planning, leading to targeted and consistent performance.
- ▶ Our longevity, stability and ability to comply with continuously evolving BAE & MOD Operational Rules where we gain knowledge and understanding to:- inform and extend the scope of our Risk Assessments; Method Statements; Safe Operating Procedures and Construction Phase Plans for each building / location / apparatus.
- ▶ Delivering these significant and often challenging projects over a long period has been aided significantly by the consistent and collaborative project management teams employed by BAE and McConnell
- ▶ The Master Planning approach consisting of strategically phased scaled works contracts has mitigated the impact of large-scale site operations on the daily operation of the MOD facilities. McConnell was able to work in and around live and active military establishments in a safe and secure manner. Flexibility and adaptability were prerequisites working in an environment that was prone to short term status changes and reorganisation.

## SCOPE OF WORKS

- ▶ Establishment of approved secure site facilities in compliance with BAE and MOD regulations
- ▶ Asbestos, Refurbishment & Demolition Surveys and Associated Works
- ▶ NASC Scaffold Designs & Erections
- ▶ Curtain Walling and Window Installations
- ▶ Flat, Pitched and Parabolic Roofing
- ▶ Insulated Wall Cladding
- ▶ External Specialist Coatings
- ▶ High Level Netting Installations
- ▶ Rainwater & Drainage Systems
- ▶ Structural Repairs
- ▶ Concrete and Brick Work Repairs
- ▶ Manhole Excavations/Formations
- ▶ Steelwork Installations
- ▶ New Security Gatehouses and Automated Barriers
- ▶ Palisade & Security Fencing
- ▶ Road Alterations, New Access Routes and Traffic Management Features
- ▶ New Roller Doors & Automated Controls
- ▶ Overhead Crane Refurbishment
- ▶ Cable Ducting and Containment Kiosks
- ▶ Internal Refurbishment, Flooring, Painting & Decoration of Office Spaces, Canteens, WC Suites, Ancillary Buildings Warehouses and Stores etc.