



## PROJECT DETAILS

**CLIENT** Thames Water Utilities

**PROJECT** Life Cycle Refurbishment Framework for Above Ground Assets

**LOCATION** Thames Water Region including Greater London & Home Counties

**RTM** Framework Tender  
**START** February 2021

**DURATION** 3 Year + 5 Year Extension Option

**CONTRACT** Thames Water Standard Form of Appointment

**ROLE** Tier 1 Principal Contractor

**VALUE T/D** £5,600,000 (ongoing project)

## PROJECT SUMMARY

McConnell was appointed as a Tier 1 Principal Contractor to the Thames Water Lifecycle Refurbishment Framework for Above Ground Assets in February 2021. The framework caters for the internal/external refurbishment of Water and Sewer Treatment Works, Pumping Stations, Water Storage Towers, Reservoir Structures, Office Facilities and, other assets and infrastructure via a series of Direct Awards and/or Mini Competitions, all in compliance with OJEU Restricted Procedures.

Since the framework launch, Thames Water has called-off approximately 50 projects per year. To date, McConnell has successfully procured and delivered 22nr Contracts at an approximate Gross Value of £5,600,000, with individual projects ranging in value from £75,000 to £1,350,000.

The buildings, facilities, plant and apparatus which support Thames Water operations are highly diverse in their design and built form. Many of the buildings were constructed during the Victorian and Edwardian eras and often carry Listed, Heritage and Conservation status. In addition, buildings constructed pre-1945 generally comprise features marked for Preservation.

With challenges such as Listed Buildings Status, Conservation, Heritage Preservation, Live Apparatus, Plant Machinery, Water and Sewerage Treatment, Remote Locations and Urban Density, we have adopted and maintained a highly collaborative and sensitive approach where we work closely with Thames Water, their Specialist Services Managers, Consultants and Heritage Officers, ensuring that their specific local service requirements are considered and reflected in our project management plans, risk assessments, method statements, safe operating procedures, specifications and carbon reduction solutions.

Ensuring that these critical infrastructure assets are able to function normally during the building refurbishment process is of vital importance, and to ensure this Thames Water operate and impose strict process control and operational management procedures that cover the diverse range of challenging working environments. McConnell are experienced and appropriately accredited to successfully deliver high quality compliant projects in this demanding and specialised sector.

# Thames Water Utilities

## CRITICAL SUCCESS FACTORS

- ▶ Maintaining normal asset functionality during project delivery is vital and is achieved by maintaining a consistent and experienced McConnell management team that operate within Thames Water's diverse range of process and environment control procedures such as Transfer of Control of Premises (TOCOP), TW Operational Safety Authorisation (TWOSA), TW Operatives Passport Control, Biohazard & Sewerage, Clean & Deep Water Working, and the mandatory Achilles Accreditation.
- ▶ Collaborative working with TW Project Managers, Consultants and Heritage Officers, in order to improve risk management and process control.
- ▶ Engagement of an experienced, compliant and diverse supply chain, to deliver specialist works and services such as Asbestos Removal, Heritage Restoration, Structural Engineering, M&E, Ecological Consultants, Valve Technology, Drainage Engineers, et al.
- ▶ Delivering challenging specifications or matching existing (Heritage) specifications has been aided significantly by our Director led management team who have utilised learning, knowledge and expertise to deliver continuous improvement.
- ▶ The range, diverse nature and general condition of these structures means that extensive surveys and diagnostic testing are required once access is in place. An expedient process of technical data analysis, specification adaptation, and re-budgeting is required in order to re-scope the project. This requires experience, agility and effective communication between the McConnell, TW and Consultant teams, in order to maintain project delivery dates, ensure compliance and deliver best value in terms of asset investment.



## SCOPE OF WORKS

- ▶ Roof Maintenance and CCTV Drainage surveys
- ▶ Asbestos and Refurbishment surveys and associated encapsulation or removal works
- ▶ Extensive internal and external scaffolding designs, erections, and temporary protection canopies
- ▶ Non-chemical, high temperature steam cleaning of roofs and external elevations
- ▶ Concrete, Stone, Brickwork repairs & remediation
- ▶ Flat & Pitched Roof Remediation & Replacements
- ▶ Replacement windows, Dormer ventilation and specialist leadwork repairs
- ▶ Structural timber and steel installations and wall and gable strengthening
- ▶ Asbestos and lead compound paint removals and installation of new specialist coatings
- ▶ External decoration including specialist coatings to timbers, gutters, downpipes, doors and shutters
- ▶ Cut edge corrosion treatment and waterproof liquid plastic linings
- ▶ Pressure testing and clearance of RWG's and above & below ground drainage systems
- ▶ New handrail, access, hatch, walkway and galvanised steel systems where specified
- ▶ Reinstatement and re-commissioning of all roof mounted plant equipment, solar pv installations and lightning protection
- ▶ All associated mechanical, electrical, heating, lighting and ventilation works