

ROBERTSON SMALL WORKS



ROBERTSON

About Robertson

Robertson is one of the largest independently owned construction, infrastructure and support services companies in the UK, with a strong confirmed order book, diverse income streams and a dedicated, expert workforce.

Covering the entire built environment lifecycle, we operate throughout the UK, with offices across Scotland, the North of England and The Midlands.

The group was established in 1966 by our Executive Chairman, Bill Robertson CBE. His strategy of creating a broad range of companies – run as separate, fully resourced entities – has ensured strong growth, value-creation and career opportunities, and has led to the comprehensive group of well-run companies that exists today.

Robertson comprises 22 businesses, directly employing over 3,000 people. These include regionally based construction companies, off-site manufacture, timber engineering, facilities management and energy services, a capital projects business dedicated to public sector partnerships, property development, regeneration, civil engineering, building services, asset management, and housebuilding for the private and affordable markets.

A strong entrepreneurial culture – built on the foundations of innovation, productivity and sustainability – permeates all our businesses.

Although we encompass a variety of separate businesses and capabilities, we are one group with a common goal: working together to transform the built environment.

Small Works

A part of Team Robertson

Robertson has a Small Works team in each of our regionally-based construction companies. They deliver projects ranging from £100k to around £1.5m in value and each project is given close attention from a dedicated team, who make sure that our clients get exactly what they want, delivered safely, on time and within budget.

Our Small Works teams are agile and streamlined, and respond quickly to clients. They are led by a dedicated Small Works manager, backed up by our commercial, operational and project management team, who draw on Robertson's national resource and 50+ years of expertise.

Our commercial experts keep a close eye on costs to ensure that we always provide best value and that the client's budget is protected. Our operations managers work with our Small Works site managers and teams to ensure every project is delivered safely, on time and meets our client's requirements and expectations.

Small Works projects are an ideal opportunity to use the services of our own directly employed operatives and tradespeople. They also provide excellent opportunities to develop our enthusiastic apprentices and develop the careers of ambitious and emerging site managers and commercial employees.

Where do we work?

We cover Scotland, the North of England and The Midlands from our regional offices in Elgin, Aberdeen, Dundee, Edinburgh, Glasgow, Gateshead, Haydock and Sheffield.

What type of projects do we undertake?

Our Small Works teams undertake a variety of project types from maintenance and refurbishment to extensions and new builds across a wide range of sectors. This capability builds on over five decades of experience delivering projects ranging from multi-million pound regional hospitals to intricate heritage building restorations.





Northumbria University STEM Building

Client: Northumbria University

Value: £1.5m

Dates: March 2016–September 2016

Robertson managed internal demolition and refurbishment works to provide new science, technology, engineering and mathematics (STEM) teaching and research facilities. We also carried out associated mechanical and electrical installations, drainage and external works.

Works were completed over three phases with partial occupation granted to the client for each phase.

Phase 1 works - removal of existing lecture theatre and formation of engine testing facility with new overhead door and associated M&E installations.

Phase 2 works - formation of new laboratory areas and workshop including associated M&E including medical gases installation.

Phase 3 works - formation of laser cutting facility, workshops and meeting rooms, a new test facility with overhead crane and associated M&E, communal areas including new WCs and external works including new fencing.

The works were phased throughout the 7-month project to maintain the live areas of the university and allow it to operate effectively throughout the length of the project.



“I am delighted to see these historic dwellings brought back to life and to serve the purpose for which they were originally intended. They represent an excellent example of town centre regeneration and will help to repopulate that part of the town. I hope that this redevelopment will act as a catalyst for similar projects within the Elgin town centre conservation area.”

– Councillor Claire Fever, Chair of Moray Council’s planning and regulatory services committee

High Street cottages redevelopment, Elgin

Client: Robertson Property

Value: £375k

Completion: February 2017

Robertson redeveloped six C-Listed properties in Elgin, in an area identified for regeneration in the Local Development Plan.

To complete the work, we secured Scottish Government Town Centre Empty Homes funding, as well as a grant and a loan. The Moray Council Conservation Area Regeneration Scheme (CARS) also provided a grant.

We carried out the refurbishment work to bring the properties up to the Repairing Standard – the level of repair a house must achieve to be used as privately rented accommodation. This included stripping and replacing plasterboard, and installing insulation, secondary glazing, new kitchens, new shower rooms, and carrying out redecoration. In two properties, bedrooms were created in the loft space. The project also included external repair to stonework, roof repair and replacement, replacing the cast iron guttering, and repainting.

The project was shortlisted under the Place Category for The Scottish Awards for Quality in Planning 2017.



Pulman Volkswagen Showroom, Durham

Client: Pulman Group

Value: £528k

Completion: April–July 2015

- Refurbishment carried out in line with Corporate Standards set out by Volkswagen.
- Project duration of 12 weeks.
- Works carried out in a live business environment.

This project was won as a competitive tender. We worked closely with the client to deliver a fully refurbished showroom, with a final product that meets the exacting corporate standards set out by Volkswagen.

To minimise the adverse effect on the client's trade by the temporary showroom relocation, we used meticulous risk management to deliver the final product on time.

We accommodated a number of changes within the original contract duration at the client's request, including the introduction of a suspended steel structure to create a 'Welcome Wall' entrance feature.

Works were completed to a high standard, and the client remains completely satisfied with their new facility.

Glenamara House Student Accommodation

Client: Northumbria University

Value: £275k

Dates: June–August 2015

The Glenamara House project comprised the full refurbishment of 60 student flats, renewal of all corridor floor coverings, refurbishment of communal kitchen areas and redesign of new reception desk and office area. The works included isolation of existing lighting and small power supplies; removing all redundant fittings and redundant containment; the isolation of existing hot and cold water services feeding existing WHB and strip out; removal of all bedroom furniture, floor coverings and associated fixtures and fittings. The full installation of new M&E services, new bedroom furniture and light fittings were also carried out.



As part of the works were scheduled to take place in a live environment, they were carefully planned and phased to ensure the university could operate with minimal disruption. Care was taken to ensure segregation between public and construction activities, utilising out of hours work where required. Close communication with the university campus services was essential with continual briefing on construction activities and potential areas of interface.

Broadford Ward refurbishment, Stobhill Hospital

Client: NHS Greater Glasgow & Clyde

Value: £728k

Dates: Oct 2017–March 2018

Refurbishment of Broadford Ward, situated within Mackinnon House at Stobhill Hospital, formed part of a larger, three-phased project to reconfigure mental health service provision across the north of Glasgow. Works were carefully carried out while much of the ward remained live and operational.

Robertson created six new en-suite patient rooms and refurbished a further two four-bed wards and a six-bed ward with new partitions, flooring, ceilings and M&E services. We also redecorated patient and staff ward facilities including the hallway, duty room, domestic services room, stores, dining rooms, day room, staff room and servery. Many doors throughout the ward were also replaced. We worked well with our supply chain to source anti-ligature and anti-pass fixtures, furnishings and equipment (FF&E) and provided statutory access and welfare facilities.

Robertson has provided NHS GGC with a refreshed, modern and fit for purpose environment for patients and staff. These works have enabled Broadford Ward to function as a decant ward to support the wider improvement of mental health services.



James Watt Nanofabrication Centre

Client: University of Glasgow

Value: £1.5m

Dates: July 2018–March 2019

This project has provided a cutting-edge clean room environment to facilitate installation of a high tech electron beam lithography tool, ensuring the University's teaching, research and nanofabrication remains market leading.

Robertson was awarded this contract on the back of restoration and fire upgrade works undertaken at the University's Grade 'A' listed Joseph Black chemistry building. For the James Watt Nanofabrication Centre, we worked closely with supply chain specialists before works commenced to provide key design and value engineering solutions for our client.

The James Watt is a 150-year-old building which required ground excavation to accommodate the new cleanroom, and temporary support works to facilitate take-down and relocation of existing structural steel columns. A new internal slab, retaining walls and seismic block were needed to protect the newly installed e-beam machine from any external vibration.

This ISO Class 4 clean room with complex M&E servicing and meticulously planned commissioning provides nanotechnologists with a working environment controlled to precise particle and temperature tolerances ($\pm 0.05^{\circ}\text{C}$) and positive air pressure required for the e-beam machine.



High School Yards, Edinburgh

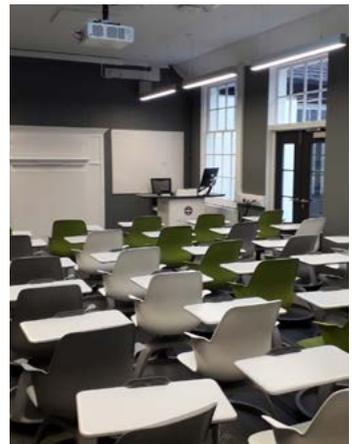
Client: University of Edinburgh

Dates: April–September 2018

At 57 High School Yards, Edinburgh, Robertson refurbished an existing building to create new teaching rooms, break-out space and gardens for the University of Edinburgh.

The small site was a city centre location in a heritage area.

Works included new steelwork and entrance canopy, along with mechanical and electrical refurbishment for all areas, and refurbishment of toilets, partitioning, flooring and external landscaping and fencing.



St Aidan's Church - RAF Lossiemouth

Client: Ministry of Defence

Value: £680k

Dates: January–July 2016

Won on a competitive tender, this project comprised the single-storey extension to St Aidan's Church, which follows the curve of the existing circular building. The steel-framed blockwork extension provides offices, a meeting room, a counselling room and a 'HIVE' space.



The construction of a curved building challenged and focussed our site delivery team, but our collaborative approach with the design team and client led to the delivery of an aesthetically pleasing, interesting and unique building.

We also have extensive experience of working within operational MoD bases; in this instance an RAF base. Close communication with RAF personnel was essential for the construction phase to be completed without any disruption to live RAF operations.

Milne's High School biomass installation, Fochabers

Client: Moray Council

Value: £570k

Completion: 2012

This project was undertaken as part of a Moray Council programme to install biomass plants in several of its properties. The project was won on a competitive basis.

A steel-framed and clad structure was constructed to accommodate the main biomass plant and fuel storage facilities. A large amount of mechanical work was undertaken to replace the old heating systems within the existing school and another three outlying teaching blocks, to accommodate and integrate the new heat exchangers and buffer vessels.

The result provided the school with a much more efficient heating system, making use of an environmentally friendly fuel from a renewable organic source. The works had to be programmed and undertaken with consideration to the school calendar, to make sure that the comfort of the staff and pupils was not compromised.





Benromach Distillery - expansion works

Client: Gordon & MacPhail

Value: £700k

Dates: January – June 2015

This project was won as a competitive tender. It comprised a variety of elements to expand the existing distillery complex to cater for a step-up in whisky production and increased staff levels, and to generally improve the visitor experience.

New warehousing was constructed on site to accommodate the increased production. The whisky produced can now be stored and matured locally until ready for bottling.

The existing Benromach House was altered and upgraded to accommodate the higher staffing levels.

An extension to the visitor centre was built to improve the visitor experience and provide a relaxed and comfortable space to enjoy the whisky tasting.

Roads and infrastructure works were also undertaken to reflect the new site layout and altered building requirements.

The mix of new-build and refurbishment works, in association with a live distillery and office environment, led to an interesting project to deliver. Close liaison and programming with the client was essential in the project's successful delivery.



National
strength of
Robertson



Delivering projects
of £100k to
around £1.5m
in value



Benefits from skills
& expertise of
50+ years
experience

Small Works at a glance:

We are:

Client-focussed
Proactive, versatile and adaptable
Skilled operatives
Team players

You get:

Value for money
Delivery on or before programme
A high-quality product
The benefit of an established supply chain

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