

Redpath

Retail





Focused on Delivery

At Redpath we believe in a simple approach: having the best people with the right experience. Combining our professional team with our dedicated supply chain, we consistently deliver a high-quality service, whilst maintaining a 'business as usual' client environment.

From our office in Glasgow, we are ideally positioned to deliver refurbishment, interior fit out and construction projects across central Scotland - all consistently on time and within budget. We collaborate with clients and consultants to add value to their projects and build relationships which have led to 60 percent of our turnover coming from repeat clients and consultants.

We work across public and private sectors including retail, education, office, healthcare, leisure and residential. Delivering varied multi trade projects for our clients including change of building use, fabric repair, refurbishment, shell sub-division, fit out, new build and extensions.

Redpath is always focused on delivery.

Our Approach

Our retail projects are managed and delivered by our dedicated and experienced team who bring a range of expertise in delivering refurbishment, fit out and construction projects in live retail environments.

We plan, implement and ensure the delivery of all aspects of construction, including:

- Design coordination
- Programming
- Planning
- Procurement
- Quality control
- Health and safety
- Environmental management
- Overall project management



Collaboration

Collaboration and stakeholder engagement is fundamental in achieving and exceeding our clients' expectations. We engage with our clients, design teams, centre management and our specialist supply chain to truly understand project goals; with the end user always at the heart of what we do.

Supply Chain Management

We have a strong supply chain specialising in retail who hold the appropriate certifications and memberships with trade federations.

Our selection process enables us to identify subcontractors who align with our own values, fair work practices, competency, safety, health, quality and environmental standards and legislation.

Quality Control

Our Quality Management System provides a framework for measuring and improving our performance.

We implement our Quality Management System to ensure all aspects of our projects are fully planned, monitored and closely controlled through to completion. Our Quality Management System is accredited to ISO 9001:2015 and is applied through our Quality Assurance Policy.

At the centre of this is the preparation of our Project Quality Plan.

Our Quality Plan includes:

- Construction Phase H&S Plan
- Detailed Programme
- Design Progress Tracking
- RFI/Technical Submissions Tracker
- Document Controls
- Change Control Process
- Inspection Check Lists
- Quality Verification Tracker
- A fully detailed Commissioning Programme



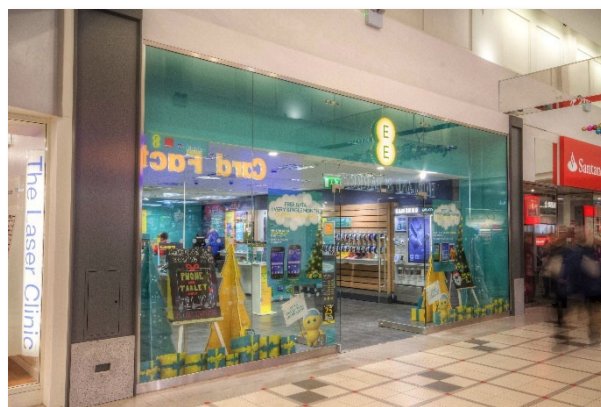
Health and Safety

The safety, health and welfare of our employees, direct labour, subcontractors, clients' staff and members of the public are our priority during all construction projects.

Our accredited health and safety procedures ensures everyone is fully briefed and equipped to carry out all activities safely. We regularly review our performance and developments in legislation ensuring we are continually improving and are fully compliant.

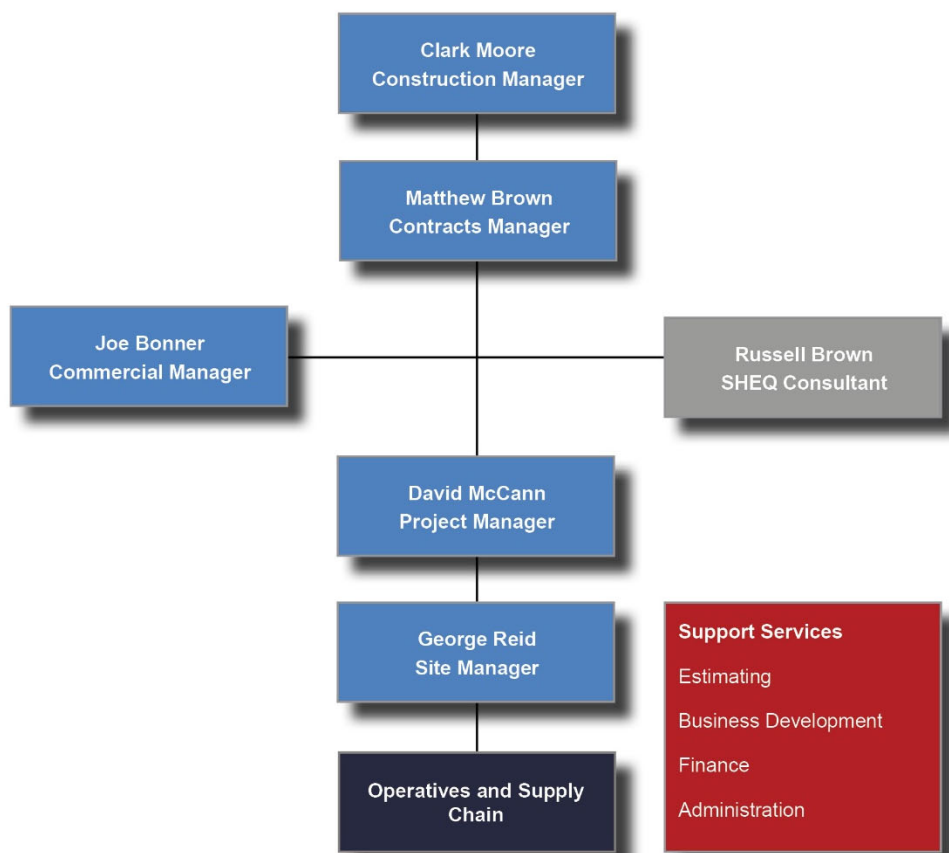
Our Health & Safety Management System is accredited to ISO 45001:2018 and we are also proud to be accredited to the following health and safety schemes:

- Constructionline Gold
- CHAS
- SafeContractor
- Considerate Constructor
- Achilles BuildingConfidence



Personnel

Redpath has a well-established operations team, led by Clark Moore, who have worked together for many years on retail refurbishment and fit out projects.



Clark Moore | Construction Manager

Clark is a resourceful and determined Construction Manager with pre and post contract experience from new build to refurbishments. Having worked in the construction industry for over 25 years, Clark brings his extensive experience and technical knowledge to lead our project teams, collaborate with the design team and our wider supply chain.

He has vast experience in construction management to get the best out of site teams providing leadership, motivation, and support. He will ensure Redpath brings its best people, at the right time and will ensure our client's key needs and targets are met. Through his expert knowledge gained from managing fast track to high volume projects, Clark brings a keen eye for detail and exceptional organisational skills.



Matthew Brown | Contracts Manager

Matthew has over 12 years of experience delivering a wide range of projects across many sectors, but particularly retail, and brings the benefit of his extensive experience to every project.

Matthew drives our commitment to quality of service and delivery. He has responsibility for the successful delivery of projects and ensures an exemplar service is provided. He takes ownership of his projects from inception to completion, providing impeccable organisation and communication skills, as well as offering value engineering and design development options.

He drives refurbishment, construction and fit out projects forward to ensure key milestones are met, while minimising disruption to tenants and public. His experience of delivering projects in live retail environments and working closely with multiple stakeholders and neighbours is invaluable.



David McCann | Project Manager

David brings over 35 years of experience in the construction industry, providing main contractor project and site management across a variety of sectors including retail, banking, hotels, government agencies and social housing. David is also experienced in delivering multiple projects at the same time.

He is responsible for managing projects from inception through to completion. He is accountable for the scope of works development, building warrants/consents, temporary works, project construction period, progress meetings and reporting, health and safety, project costs, handover, O&M manuals and final accounts. He effectively communicates with his site team, supply chain, site neighbours, client reps and centre management to ensure that everyone is aware of key site activities and disruption is kept to a minimum.



George Reid | Site Manager

With over 40 years in the construction industry, George has worked from the tools up, building a wealth of site management knowledge on a vast array of projects across refurbishment, fit out and new build. He has also won a Scottish National Heritage and an IOSH H&S in Construction Award for his efforts in delivering successful projects. George has a range of private and public sector refurbishment and new build experience.

George has particular expertise in M&E installations and a firm understanding of working within live environments. He effectively communicates with our site team, supply chain, site neighbours and client reps to ensure that everyone is aware of key site activities and that disruption is kept to a minimum. George is a very approachable person and manages change and client liason efficiently.



Joe Bonner | Commercial Manager

Joe is an accomplished Commercial Manager with 38 years of experience. He brings his extensive experience and knowledge of commercial management of projects of various sizes and complexity. He uses this experience to collaborate with the design team and lead negotiating with our supply chain partners to ensure best value is achieved.

Joe excels at interfacing with all levels and his proactive approach results in successful financial management of contracts. With a firm understanding of the importance of working as a team to successfully deliver projects within budget and ensures a speedy resolution of final accounts.

Joe uses his keen attention to detail to produce accurate cost reports, cash flow forecasts, sub-contractor management and all other key surveying duties and project administration.

Relevant Project Experience

Glasgow Fort


Client:

British Land

Lead Consultant:

CPC Project Services

Architect:

Cooper Cromar

Value:

£1.3 million

Date:

2019

Reference Contact:

Peter Brown, Project Director
 CPC Project Services
 Peter.Brown@cpcprojectservices.com
 0207 539 4750

Redpath has delivered two refurbishment and improvement projects at Glasgow Fort.

Landlord Alteration Works - Greggs

This project involved landlord alteration works to an existing retail unit for the Greggs Store. This included stripping out the existing unit to shell condition, internal fire stopping works, electrical works, render and cladding works to elevations and masonry pilasters, alterations to pilasters, alterations to existing entrance door/side panel installation, removal/reinstatement works to glazed canopy, signage supports, and external paving works for new seating area.

To safely carry out spraying of the shopfront, works were carried out overnight. This was due to the trading hours of the Fort being up to 11pm.

Inner Terrace Screens

Alterations to existing inner terrace screens to block B, C and D service yards, where we used Corten finished panels, timber cladding incorporating lighting, structural steel and an artificial wall to segregate members of the public from the service yards.



Reconfiguration Works, Fountain Park, Edinburgh



Client:

Land Securities Group

Lead Consultant:

Gardiner & Theobald

Architect:

360 Architects

Value:

£3 million

Duration:

37 weeks

Reference Contact:

Alison Woodman, Project
Manager

Land Securities

alison.woodman@landsec.com

0773 908 7508

This project was to reconfigure two large existing vacant units to create six new retail shell units together with minor alteration works to the existing mall foyer. The works included a full strip out of existing units, decommissioning and removal of existing escalators, creation of new sub-division walls and a mezzanine structure, new glazed curtain walling to façade, extensive M&E works including new supplies to newly formed units. Works to the mall areas included enhancements to the lift shaft, new flooring, ceiling finishes and shop fronts.

Close co-operation with centre management was essential to minimise disruption to the cinema, ten pin bowling and casino by employing noise and vibration monitoring techniques as well as working out with opening hours when necessary.



Close liaison with our client and centre management ensured the safety of customers and staff and to ensure business continuity for neighbouring retailers. This was achieved by holding look ahead meetings each morning, where we discussed daily activities for ourselves and the centre, and any mitigation measures that needed to be put in place.

TJ Hughes, East Kilbride Shopping Centre

**Client:**

Orion Capital

Lead Consultant:

Gardiner & Theobald

Architect:

Mosaic Architects

Value:

£3 million

Duration:

37 weeks

Reference Contact:Jonathan McConnell, Director -
Building Consultancy

Reith Lambert

jonathan@reithlambert.co.uk

0141 225 5717

This enabling works project comprised the strip out of the former BHS Store within Plaza, East Kilbride Shopping Centre. The existing unit, spread over five floors and in excess of 4000m² had extensive asbestos present that had to be removed before the works could commence.

All the existing mechanical and electrical installations were removed in their entirety, back to the main incomers. New fire compartment walls were formed to convert one unit into two smaller units and landlord fallow areas. Extensive fire stopping to the original structure was carried out to ensure that the existing building conforms with current standards.

New service risers were formed to accommodate each unit, structural trimmer steels were installed to allow the risers through the existing concrete floor slabs to be formed. Within the mall the existing shopfronts and bulkheads were removed to install a steel frame to accommodate the new full height glass shopfronts and roller shutters. New fire doors were installed within the landlord common areas to accommodate the two new units.

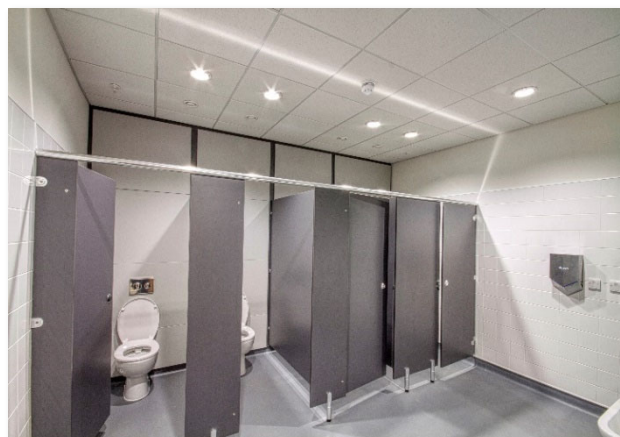
Following the successful enabling works project, we were appointed to complete the full fit out contract for the new TJ Hughes store. The full unit including back of house areas is approximately 2800m².

The works included the full mechanical and electrical installation including new landlord switch rooms and sub metering of existing supplies. All mechanical plant was installed on the roof which required crane lifts from an existing service yard. The tenants shop fitting goods were procured directly and installed as part of our works, new suspended ceilings and floor finishes were installed to accommodate the tenant's floor layout. The existing escalator was refurbished, and two new lifts were installed within existing shafts - all of which required close liaison with Kone, our lift specialist.

New shopfronts were installed to both the mall and rear of the unit including display windows and fire security shutters. An existing 60m cantilevered canopy to the rear of the unit was removed to mitigate future maintenance issues for the tenant.

All works were carried out in a live shopping mall, sensitive environment. Through close liaison between the adjacent tenants and centre management these works were carried out whilst ensuring minimal disruption to the shopping centre. This was achieved by chairing daily catch-up meetings each morning, where we discussed daily activities for ourselves and centre management, and any mitigation measures that needed to be put in place.

To ensure the safety of customers and staff, our site was fully segregated providing a clear safe passageway that did not impact access to other retail units or block emergency exits/muster points.



H&M, East Kilbride Shopping Centre



Client:

East Kilbride Investments Ltd

Lead Consultant:

Gardiner & Theobald

Architect:

Mosaic Architects

Value:

£380,000

Duration:

11 weeks

Reference Contact:

Jonathan McConnell, Director -
Building Consultancy

Reith Lambert

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This project involved refurbishment and fit-out for a new H&M store located in East Kilbride Shopping Centre. The project was undertaken whilst the centre remained fully operational within a busy mall environment. The works comprised substantial stripping out and removal of fittings, fixtures and finishes over two floors within the existing units, including mechanical and electrical installations, partitions, suspended ceilings and doors.

Existing shopfronts were removed along with the existing stairs and lifts before infilling the resultant voids.

All fit-out works included new shop fronts, doors, partitions and fire protection.



Celtic Shop, Braehead



The works comprised stripping out part of the existing unit. Installing new slatwall to all walls, electrical alterations, new lighting, a bespoke cash point and decoration works.

Client:

Celtic Football Club

Value:

£13,000

Duration:

Over three weekends night shift



EK Events Space



Client:

East Kilbride Properties Ltd

Lead Consultant:

Gardiner & Theobald

Value:

£380,000

Duration:

9 weeks

Reference Contact:

Jonathan McConnell, Director -
Building Consultancy

Reith Lambert

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This project consisted of the strip out and removal of the existing Costa Coffee unit in the centre of the main concourse of East Kilbride Plaza to create an open space events area.

All fixtures and fittings were removed, and the existing electrics were made safe and stripped out. A carefully phased programme for the removal of the existing floor tiles and screeding work took place to ensure of minimal disruption to the shopping mall, which remained operational throughout.

To further manage disruption to the live environment, Redpath completed noisy and dusty works during night shift. New re-positioned electrical floor boxes were installed, and new tiling was laid to the entire area. New lighting and feature lighting columns, along with bench seating and decorative planters completed the project.



Palace Grounds Retail Park, Hamilton

**Client:**

Hamilton Trustee Ltd

Value:

£680,000

Duration:

26 weeks

Reference Contact:David Horisk, Lambert Smith
Hamptondhorisk@lsh.ie

07920 832 345

Redpath was commissioned to carry out Landlord shell works to units 1A and 1B for an incoming tenant. The building is a single storey steel portal frame, with Kingspan cladding and finished block to the walls and a standing seam zinc curved roof.

This project involved demolition and removal of a mezzanine floor and passenger lift, removal of feature front entrance tower and glass canopy alterations and strip out of internal fixtures and fittings. Existing Unit 1A and B were altered to form a newly combined shell retail unit of circa 20,000 square feet. Works included internal drainage alterations, builders work associated with new utility services, erection of new internal walls to form a back of house area, external façade enhancements to introduce new shop front glazing and replace existing high-level cladding.

On nearing completion of Unit 1A and B our client instructed us to carry out landlord shell works to neighbouring units 1C and 2.

This project was delivered in a live retail park environment with several retail units to either side. Close liaison with our client and centre management was essential to ensure the safety of customers and staff and to ensure business continuity for neighbouring retailers.

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