

## CASE STUDY

### Project: Hydebank Young Offenders Centre

#### PUBLIC SECTOR

Scope: Electrical  
Value: £1.0 million  
Client: NIPS Estates Management  
Main Contractor: H & J Martin  
Consultant: Bennett Robertson Design  
Duration: 28 months  
Completion: October 2008



#### Brief

Blackbourne worked with H & J Martin on the refurbishment of the Young Offenders Centre. The project involved the removal of existing services and the supply and installation of new systems including distribution systems and specific security requirements and the most up to date cell facilities.

The project was challenging with its high concentrations of services and its technological systems to be incorporated into an older building.



#### Solution

Blackbourne established at the outset a robust project execution plan for this project, identifying key dates and setting out a logical sequence of operations to complete the project.

Critical to the project execution plan was to obtain a full and detailed brief from the client identifying the full scope of the works and key project objectives. The project execution plan was used as a headline programme that allowed for all statutory approvals, including planning and budget control. It showed design development and allowed sufficient time for client consultations and approvals. It was integrated with the design programme with the procurement and construction. It was developed by Blackbourne using our power planning project software. During the project, the plan was continually reviewed and updated.

The project execution plan allowed sufficient time to allocate all elements and was developed into more detailed programmes for design, procurement and construction with input for all contract members to ensure design and construction was planned, co-ordinated and reviewed.

We ensured that the consultant's involvement in ensuring co-ordination and integration of all M&E services and adequate periods were allocated for commissioning.

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Sufficient programme periods were allocated to ensure health and safety matters were considered and resolved from design through to construction. Time was allowed for production of health and safety plans and files. This was benchmarked on the programme.

Programmes and schedules were used to control the works in advance. This highlighted potential bottlenecks, delays and disruptions in sufficient time to allow action to be taken and warn the client of the effects of changes. Progress was constantly monitored and reviewed on a regular basis against the programme baseline and if targets were not being achieved, corrective action was taken.

Blackbourne provided the client with regular progress reports on all aspects of the project including design, procurement and construction.

### Result

This project was completed on time and on budget. Even though challenges did exist Blackbourne Integrated M&E produced a high quality building due to our 'zero defects' policy.



### Scope of Work

The contract included; the alterations to an existing main switchboard,

- Sub- mains cables.
- Alterations and extension to the existing fire alarm system.
- Cell lighting and emergency lighting.
- Power installations.
- Staff locations and alarms.
- Telephone cabling, data cabling and CCTV modifications.
- Cell door locking system, cell call systems and safe cell installations.



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