



Ian Bownes, Managing Director

What an 18 months it's been since our last newsletter! Like most businesses and the wider community, we have been affected by the Global Pandemic. Team members who contracted the disease are thankfully all fit and well, and we continue to take precautions to reduce risks where Coronavirus is concerned.

Our Clients continue to react to their trading environments, taking decisions to suit their operations and, despite some understandable slippage in workload due to lockdowns and Clients' changing priorities, we have emerged from this initial phase of the pandemic in very good health (excuse the pun), with some fantastic projects on site and a strong forward order book which the Colorado Team are working hard to help realise into live projects.

I personally would like to thank Clients, Consultants, Supply Chain Partners and the Colorado Construction & Office Teams for their patience, their fortitude in difficult circumstances, their proactiveness to keep projects moving forward when we were able to do so, their adaptability, learning new skills such as working on Microsoft Teams and Zoom and, above all, their desire to continue to showcase what is great about our Industry.

As we approach our 15<sup>th</sup> Anniversary this month, we are looking forward to meeting more of our network face to face, where and when safe to do so, and to taking on the exciting challenges ahead. In the meantime, please read on to find out more about our recent projects. I hope you and yours stay safe and thank you for taking an interest in Colorado.



Ian Bownes  
Managing Director



### **The House at Loch Awe**

The Colorado Team have been lucky to work on some of the most beautiful private houses in Scotland, from homes in Edinburgh's City Centre to one off individually styled homes with an idyllic view. These homes include high end finishes throughout including bespoke kitchens and bathrooms and, as you would expect, many luxury facilities, including a 20m swimming pool in one.

A new project we are currently working on is for a country house on a site overlooking Loch Awe, in Argyll. The house is inspired by Scottish country residences of the past, drawing influences from brochs and tower houses, baronial piles and Rennie Mackintosh – there is even the influence of a local malting works.

Designed by Denizen Works Ltd in London, the seven-bedroomed family home will be finished in a rough, textured, large-scale harling with small areas of relief that will be provided by a new take on pebble dash (glass), giving areas of accent to the house. Photos taken during construction, selected to maintain anonymity, show the stunning views enjoyed over the loch. This will truly be a unique house.





## Port of Leith Distillery

If you've been to the blue car park at the far end of Ocean Terminal in Leith, you may have spotted that the steel frame has started to go up at the Port of Leith Distillery – this project, the 9<sup>th</sup> distillery that Colorado Construction have built/extended, will take 18 months overall to construct.

This project will be the first vertical distillery in the UK, constructed over 9 floors, and is being built on the water's edge (which posed its own challenges, including driving piles in between the existing harbour wall tie rods), situated next to The Royal Yacht Britannia. When complete, the distillery will produce 400,000 litres of pure alcohol per year. At the core of the building will be a vertical production process, with grain milling and mashing at the top, leading down through fermentation to distillation at the bottom. Around this will be a unique experience, expected to welcome tens of thousands of visitors, allowing them to get close to the process and enjoy fantastic tasting, retail, food, drink and functions.



Due to the size of the construction site, major parts of the production equipment are being installed as we build up – the Mash Tun has been safely installed on the 4<sup>th</sup> floor, surrounded by the 7 washbacks that will ferment the wash before it flows down to the stills below. On the 5<sup>th</sup> floor, the hot liquor tanks that will hold the warmed water before it begins its journey to become whisky, are in. The Stills are due in soon.

## Edinburgh Playhouse

Work has begun on a new scene dock – an access and storage facility for the Ambassador Theatre Group. Constructed at the historic Edinburgh Playhouse, a Category A listed building within the New Town Conservation Area and the Edinburgh World Heritage Site, this is a busy site in the heart of the city, surrounded by neighbouring pubs, restaurants and hotels. The front elevation faces Leith Walk while the rear elevation faces Calton Hill.

Following an extensive selection process, the client awarded these works to Colorado Construction based on our significant experience in completing similar projects on listed buildings and in a tight timescale and our pre-contract engagement, assisting the Client and Design Team find solutions for challenging technical issues.



The stage is approximately 3 storeys above the adjacent lane along Marshalls Court, with the new Scene Dock being built on a platform structure at this level - access to the site is therefore very restricted but the Colorado Team love a challenge, and can bring experience gained when delivering projects in Edinburgh's Grassmarket and High Street!

### Houston Bottlers, Dumbarton



Houston Bottling & Co-pack is an independent company based in Dumbarton and Renfrew. Earlier this year, Colorado Construction began work on a new warehouse at the

Dumbarton site, to be used for dry goods and also incoming and outgoing stock storage.

We were able to improve on current material lead in times, thanks to our supply chain, ensuring a quick start.

A huge milestone has been achieved with the floor slab being laid, despite the widespread shortages of cement. Steel erection, Cladding and internal installations are now well underway, with completion targeted for mid-October 2021.



### Canaan Lane New Construction



In the heart of Edinburgh's southside, we have started work on 10 new apartments, over 5 floors on a well known gap site, opposite an even better known pub.

There isn't much to see yet, as we work constructing the sub-structure in some challenging ground conditions, surrounded by existing buildings all around, making access the major logistical challenge.

These works, for Rennick Developments, are of timber frame construction with a stone finish to the front and side and with the rear elevation finish of render. Piling is now complete, the Tower Crane is up and the project is moving forward in to the superstructure works.



### The Donaldson Trust

Working with NBM and Sarah Jane Storrie Architects, Colorado Construction have been undertaking a number of different works to The Donaldson Trust, a Scottish Government Grant Aided Special School with a focus on skills based education for neurodiverse children and young people aged 5-18. These works include the removal of an existing internal meeting pod and all associated services within the main entrance lobby to the school in Linlithgow. The reception desk was then reinstated and services reconnected while the school remained fully operational throughout the works. Hoarding was used to separate all works from the vulnerable students and the successful completion of the project has lead to further work in Paisley with the same Architect.



Further works include The Treehouse Project, where existing accommodation at the school was reworked into bespoke units where pupils can feel safe and secure in order to re-engage with learning. These units have been specifically designed for pupils with a range of different neurological conditions. External landscaping has also been carried out to provide safe and welcoming outdoor spaces.



We have also been working on the Gate project, a skills development training service for teenagers and young adults to develop their life skills. In this project, an existing home economics classroom has been brought up to date and styled like a professional kitchen. This will allow pupils aged 16+ to hone their domestic skills and to prepare them for the future.

## Ahlstrom Munskjö, Chirnside

The Ahlstrom-Munskjö site in the Scottish Borders was originally set up as a paper mill in 1850. Colorado, along with Consulting Engineers Blyth and Blyth, were brought on board to facilitate the installation of a new paper machine into an existing building.

The scope of works for this project includes coring through the existing ground floor slab to facilitate 300 Piles to support the weight and performance of the new machine. 225 tonnes of steel were installed to structurally support the new building and 1,600 cubic meters of concrete were poured to footings and platforms. Elements of existing cladding and structure were stripped before the steel was extended 8m for the area that required the additional height. A new concrete mezzanine floor was constructed 5m above the original ground floor slab to facilitate the operation of the new machine. Additionally, Colorado constructed 3 new rooms and upgraded 1 existing room.



Colorado's suggested alterations have been able to save large areas of the existing building, thereby providing the client with significant cost savings on the original scheme. By salvaging and using the majority of the existing ground floor slab, minimising the areas of the superstructure which needed to be demolished and replaced, and by incorporating some of the existing building services into the new design, we also minimised the environmental impact of the project.

The project itself is next to The Whiteadder Water, which flows into the river Tweed, so particular care was taken to ensure that all works were carried out in accordance with environmental guidelines.

Throughout the project, the plant has remained in production with the 3 existing machines running 24/7 to ensure that vital production levels are maintained.

## Roofing Division

We are delighted to welcome Paul and Ian Hollingdale to the Colorado Team. With over 50 years combined experience, together they are building our Roofing Division carrying out detailed roof inspection reports on existing structures and working on all types of roofing including

- ❖ **Built up felt roofing**
- ❖ **All aspects of cladding works**
- ❖ **Single ply roofs**
- ❖ **Green roofs**
- ❖ **Liquid plastics**
- ❖ **Hot & cold melt solutions**
- ❖ **Roof maintenance programs**
- ❖ **Reactive maintenance works**
- ❖ **Solar energy**



If you have any queries for them, don't hesitate to email [roofing@colorado-group.com](mailto:roofing@colorado-group.com)

### Staffing News



**Charlie Abercrombie**, Foreman (left) has joined us recently and has already completed IPAF and SSSTS to supplement his wealth of knowledge. Charlie has already made a big impression with colleagues and clients alike.



**Tessa Stephenson** (left) joined us as a CAD Technician, working initially on Ahlstrom-Munkjö, Chirnside, and is now joining our Small Works Team, based at The Donaldson Trust in Linlithgow, to assist the Team as they grow.

**Duncan Scott**, Project Manager (right) joined the Team, specifically to deliver our prestigious Canaan Lane Project, featured above. Duncan has a wealth of experience, especially in the Residential Sector – he is soon to celebrate 40 years in the Construction Industry.



**James Hamilton** (right) has recently joined to assist our Finance Team. He will be supporting Alison Drain, Finance Director, and Vikki Laurie, Snr Accounts Assistant, in this key and busy department.



### Health & Safety News



Continuing our focus on Health & Safety, we have strengthened our Health and Safety team by appointing **Brian Christie** to support our Construction Teams in keeping all safe. Brian has many years' experience in the industry and has accepted the challenge to review, update and reinforce our processes and procedures, providing practical direction for our site supervisors. Our H&S team will be further boosted by the permanent appointment of **Ainhoa Polanco**. Originally from the Basque Country in northern Spain, Ainhoa has been working with us for a number of months, and we are delighted that she is joining the Company on a permanent basis - we are sure Ainhoa will provide invaluable assistance and support to Brian and the Construction Teams.



*A warm welcome to all our new starts – wishing you well in your career with Colorado Construction!*



**Congratulations** to the Colorado Team (especially Richard Wakeman) as, despite the challenges faced in 2020, we have maintained accreditation with CHAS, SafeContractor and Constructionline for another year.