

## Environmental excellence: RBS Gogarburn

Mace is known for its ability to rise to the challenge of complex and high specification projects and prides itself in its attention to the wider aspects of construction project delivery. An exemplar of best practice is The Royal Bank of Scotland World Headquarters project at Gogarburn, Edinburgh.

This £350million development is home to some 3,300 employees and directors of the Bank. Opened by HM The Queen in September, the project was completed on-budget and three months early by a team led by Mace as project and construction manager. A steering group, led by RBS, took overall responsibility for the project. Every other resource – professional and trade – was directed by Mace as construction and project managers.

For those who were part of the construction team there were additional benefits; like extensive project-based training and wider skills improvement programmes using out-of-hours office and computing facilities – training that will improve the intellectual capital of the area long after the project is completed.

So what did we achieve? Firstly, we created a world-class headquarters of exceptional quality, built at a benchmark cost more comparable with much smaller headquarters projects. Secondly, we created an exemplar construction model – based on trust, collaboration and respect for people. And thirdly we showed that construction management – by providing a flexible, non-confrontational approach to delivery of large-scale complex projects – does so far better than any other procurement route.



### 21st century efficiencies

The energy-efficient design and the sustainability of the earthworks and landscaping strategy won this project the Building Research Establishment's BREEAM rating of "excellent" – a rare achievement for an air-conditioned office! By creating one of the best and safest construction workplaces in the UK, Mace won a twenty percent improvement in productivity over industry norms. This benefit was achieved through a clear focus on 'respect for people' issues, which resulted in a shared site-office complex of unprecedented quality and comfort for all professional and trade personnel. With restaurant and leisure facilities and a comprehensive management plan for pedestrian and vehicle traffic on the site, the 1,500-strong workforce enjoyed a twenty-first century work environment that will set the standard for many years to come.

### Scottish Secretary, Alistair Darling commented:

*"The Royal Bank's Gogarburn development is a truly world class working environment befitting its importance as the global HQ of the 5th largest bank in the world. I have been impressed by what will be on offer to staff including leisure, childcare and retail facilities making this a working environment which meets the needs of a modern workforce and addresses the desire to improve their work-life balance."*

