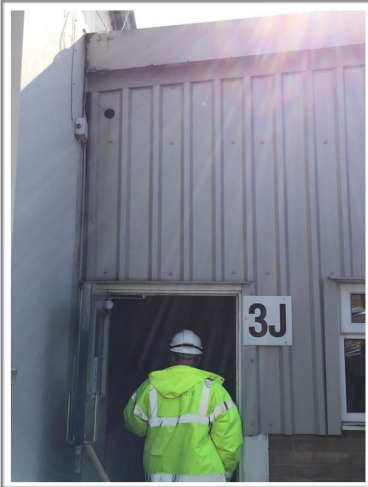


CASE STUDY CS12

Project: Roof Repairs Project
Location: Titchfield



Fast Facts

Project Client: Eaton Corp (UK)

Project Manager: Forward Projects

Principal Designer: n/a

Principal Contractor: ID Corcoran

Project Value: £104.4k

Project Duration: 3 months

Project Mandate

Repair or replace the roof of 3 buildings that were frequently reported to leak.

Background

The Eaton Titchfield Site is a large multi-building site comprising factories and office buildings.

Three buildings, 1B, 16 and 3J had been noted as experiencing persistent water ingress during wet weather conditions. Building 3J was also identified as having a roof constructed from asbestos cement roof sheets, typical for a building of its age.

Solution

The initial strategy was a two phased approach: phase 1 was to prepare a client brief/functional specification and issue a tender pack for competitive tender purposes. Three construction contractors were approached to provide a fixed price for the remedial works.

Phase 2 of the project was to award the contract and manage the safe and compliant installation of the preferred roof repair solution.

Scope of Services

Forward Projects were tasked with preparing the Client Brief, administering the tender process and preparing a tender evaluation report for Client agreement. Upon contract award, we were then required to administer the contract, and act as the client construction manager to ensure the works were carried out in a safe and compliant manner, reviewing construction risk assessments/method statements (RAMS) and working practices.

Risk Assessment

At the beginning of the project, we identified the key risks and prepared a mitigation plan. Each building brought its own unique challenges, including asbestos, working at height, and noxious fumes from an adjacent chimney stack.

We sought to ensure the client brief included those risks best managed by the contractor and it was a requirement of the tender submissions that a risk register was submitted addressing those identified risks with appropriate mitigation.

Pre-construction information was provided within the tender submission in compliance with CDM 2015.

Added Value

Our engineering background ensured the right technical strategy was adopted for the roof repairs and remediation was delivered in a planned and methodical manner.

In developing the make/buy strategy, we concluded that the best procurement approach would be to bundle the jobs into one contract for a fixed price as this would offer best value for the client and deliver economies of scale to the winning contractor.

CDM, Health and Safety

Our client was not familiar with CDM 2015, and under our duty of care, we advised the client of their responsibilities and managed the interface with the HSE when dealing with the asbestos issues.

The appointed contractor was also appointed the 'Principal Contractor' under CDM. However,

oversight and assurance of all aspects of the project was by our construction manager who ensured a Construction Phase Plan was prepared, reviewed all risk assessments and method statements prior to commencing the works, and ensured the Health and Safety Plan was issued on contract completion.

Contract Management

We administered all aspects of the contract and programme during the works.

Quality of Workmanship

As part of the works, the Contractor provided workmanship guarantees for each of the buildings repaired, varying from 5 to 20 years.

Industry Standard

All works completed were fully compliant with the latest British Standards and ACOPs.

Conclusion

Although there were a couple of minor snagging issues at the end of the project, these were quickly resolved and the client judged the project to be a success, delivered to the agreed quality, budget and schedule.

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