



Getting building safety projects right

Scott Bradshaw
Director
NBM Cost Consultants



Getting Building Safety Projects Right



Introduction



Scott Bradshaw BSc (Hons) FRICS Chartered Quantity Surveyor

- 25 years PQS experience
- Quantity Surveyor
- Contract Administrator
- Employers' Agent

- Specialise in public sector works
 - New build
 - Refurbishment
 - Planned Maintenance
 - Cyclical Maintenance
 - Reactive Maintenance
 - Stock Condition Surveys
 - Life Cycle Costing



Introduction



- nbm Construction Cost Consultants Ltd.
 - Quantity Surveying
 - Employer's Agent
 - Project Management
 - Contract Administration
- nbm Building Surveying Consultancy Ltd.
 - Building Surveying
 - Principal Designer
- Offices in Glasgow and Edinburgh
- Clients include
 - Wheatley Group
 - Caledonia Housing Association
 - Link Group
 - West Dunbartonshire Council
 - Reidvale Housing Association



- Berwickshire Housing Association
- Kingdom Housing Association
- Maryhill Housing Association
- Queens Cross Housing Association
- Ark Housing Association

Presentation Subject



Getting Building Safety Projects Right - a QS's perspective

- How do we avoid increased costs, delays and delivery challenges?

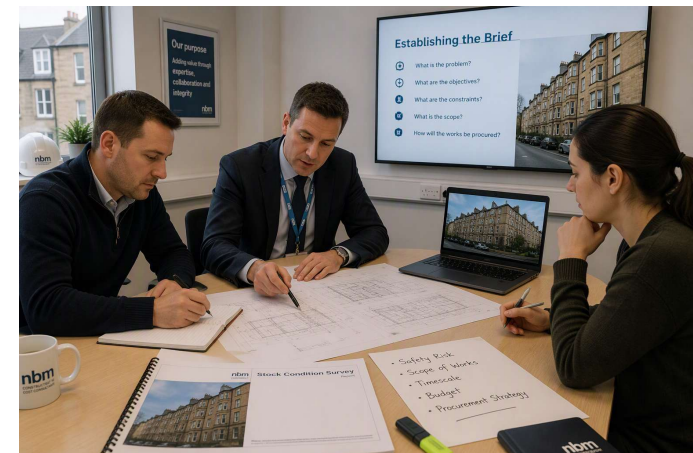
We'll cover

- Establishing the brief
- Considering information required to facilitate the tender process
- The contract form
- The tender document to be utilised
- Managing the works on site

Establishing the Brief



- First point of action – Establish the brief
- What is the problem in question?
- What are the parameters that we are working within?
 - Timescales – Urgency and length to carry out
 - Budget
 - Existing conditions we are working within
 - Procurement Policy
- What is the Scope of Works?



Considering information required

- What's available? H&S File's and as built drawing information
- Investigative works
 - *"Paying for the right information before tender is normally less expensive than discovering the problem after contract award."*
- Disruptive surveys
- Specialist surveys
- Scaffolding to inspect high level works i.e. stone repairs / roof repairs
- Specialist advice i.e. Architect, Building Surveyor, M&E Consultant etc.
- Importance
 - Need to get the scope of works right
 - Poorly scoped projects can lead to variations and higher costs
 - Time delays on site and costs



Contract Form



Important consideration needs to be given to the contract form,

- How complicated are the works?
- Is the extent known?
- Are there areas which will need specialist design input?
- nbm promote the use of industry standard documents
 - Provide confidence to the Client and tenderers
 - Known documents so de-risk opportunity
 - Contain relevant clauses and conditions to works
 - SBCC
- Measured Term
- Minor Works
- Standard with or with Quantities
- Contractor Design?



Tender document



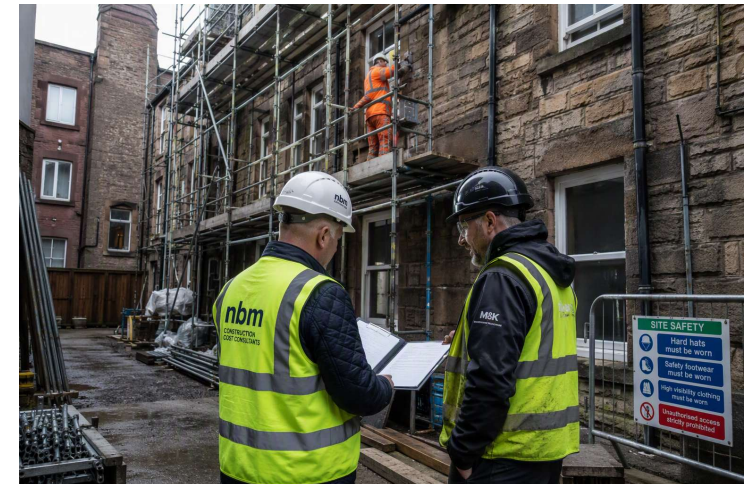
- Need to consider the form of tender document to be used
- Consider the nature of the works?
- Don't over complicate things?
- Bespoke documents but built on previous experience – Adopt, adapt and develop
- Detail the environment in which the works will take place
- Ensure that time scales are clear
- Provide mechanisms to protect you as the client from poor performance i.e. KPI's which trigger escalation measures



Managing the Works on Site



- Clear Pre Start meeting with agreed principles
- Clear communication with stakeholders – including tenants
- Ensuring all risk matters are identified and control mechanisms discussed
- Ensure that materials are purchased in advance of starting works to ensure no time delays while in inhabited properties
- Pre commencement surveys
- Pilot properties
- Quality standards set at first handover
- Regular discussions over costs
- Good contract administration



Summary

What Assists In Ensuring You Get A Building Safety Project Right?

- Established brief
- Clear information to support a tender and establishing a scope of works
- Selecting the right contract form
- Providing tenderers with the right level of tender document
- Managing the works on site efficiently with good communication

Questions



Any Questions?