



COMMON FABRIC REPAIR

PROJECT SUMMARY

Contract Administration services and Description of Works

TEAM

Building Surveying

CLIENT

Ross Angus

LOCATION

Rose Street, Edinburgh, EH2 4BA

DATES

Initial inspection 9th July 21,
Project- March 22 - July 22

SUBHEADER

Graham + Sibbald were initially instructed to undertake a Defect Analysis Inspection of a tenement on Rose Street, to investigate and provide recommendations regarding water ingress issues experienced within the top floor flat.

Upon meetings held involving all co-owners to discuss our findings, G+S were retained to provide Contract Administration services and produce a Description of Works.

The initial inspection took place on the 9th July 2021 and the project was undertaken during the period of March - July 2022.





KEY CHALLENGES

The initial tenders received were higher than the client had anticipated and out with their budget. Several meetings were held with all co-owners to discuss the tenders received and how to proceed. Subsequently, a cost engineering exercise was undertaken, prioritising essential aspects of the work to keep in line with the clients' budget and requirements.



WHY G+S

If you are looking for a Building Surveying team who can help you maximise the value of your property and minimise your costs and liabilities, then we are the team to come to.

We work with a broad spectrum of clients, including leading names in the public and private sectors. We represent a wide spectrum of retained clients including Local Authorities, Inward Investors, Government Departments, Major Retailers and Industrialists, Licensed Trade Operators and Insurance Loss Adjusters amongst others.

APPROACH

Having been instructed to provide Contract Administration services for the project, Graham + Sibbald Chartered Building Surveyor, Lewis Redpath assisted by Justin Akugbo led the project which included the following:

- Instigating a competitive tender process
- Providing a detailed Tender Analysis based on tenders received
- Cost engineering exercise
- Appointing a Contractor on behalf of the client
- Overseeing works on site including approval of Contractor valuations, conducting site meetings and issuing progress minutes
- Snagging of completed works and agreeing the final account

G+S undertook weekly site inspections to assess progress and were in regular contact with the client throughout the entire project.

RESULTS

After a 12-week project, G+S successfully managed a full re-slating exercise (stripping of slates, installation of new breathable waterproofing membrane and creation of lead watergate details) re-application of render to chimney stacks, isolated stone repairs/replacements, re-pointing and common stair window refurbishment.

KEY MESSAGE

The project was a success due to support provided to the client throughout. To ensure that they were happy with progress and understood the various stages of work, progress minutes and photographs were issued to the client on a weekly basis. A client account was opened by G+S to manage funds throughout the project.

G+S place a high priority on good communication, this resulted in out of hours Teams calls taking place with the co-owner to discuss the initial Defect Analysis Report and Tender Analysis. This provided the co-owners with a greater understanding of the project and helped build a good relationship from the outset through to completion.

Key contacts:



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