



PROJECT MANAGEMENT FOR FULL FIT-OUT

TEAM
Building Surveying

LOCATION
South Chester

CLIENT
Housing Association

DATES
08/08/2023 to 11/12/2023

BUDGET
£137,700.21

PROJECT SUMMARY

Specification, Negotiation, Tender Analysis, Contract Administration and Quality Management of a fire reinstatement project, following a serious fire and subsequently water damaged property.

SUBHEADER

This project comprised our undertaking of both pre-contract and post-contract services of a fire damaged property. This included the production of a specification and all associated negotiations with the appointed loss adjuster for a full fit-out to the first / second floor mezzanine flat, which had sustained significant fire damage, and subsequent water damage due to a substantial fire in the property.

G+S were commissioned to complete the specification, negotiation, tender analysis, contract administration and quality management of the project to ensure the remediation works were compliant with current regulations whilst also meeting our clients needs and expectations, to bring the property into a good state of repair.





SERVICES PROVIDED

Throughout the project Graham + Sibbald were able to provide a number of services to the Client.

- Specification and Scope of Works Production
- Tender Adjudication
- Contract Administration
- Quality Control
- Thermal analysis.

KEY MESSAGE

We were able to carefully manage the project ensuring the property was brought up to meet current legislation whilst ensuring any spend over and above the insured works were limited and communicated to the client clearly in advance.

OUTCOMES + RESULTS

The property was reinstated back to use ahead of programme, reducing our clients operational loss and the property was thermally upgraded as part of the fit-out and also received a number of carefully planned / targeted upgrades (alongside the insured works) at minimal cost to our client.



WHY G+S

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

We work with a broad spectrum of clients, including a number of 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 many others.

APPROACH

As part of the specification process, G+S completed a thermal assessment of the structure, which enabled us to sectionally replace the roof structure and covering of the property to ensure stakeholder costs were kept to a minimum. This also allowed a guaranteed roofing solution, further demonstrating our skills and experience to the loss adjuster.

KEY CHALLENGES

The fire had resulted in significant damage, not only to the flat itself, but also to the flat roof coverings above. The warm roof system was in a particular state of disrepair as it had suffered from water ingress, resulting in the saturation of its insulation, due to prolonged exposure to the elements.

ADDED VALUE

Throughout the project Graham + Sibbald provided clear communication to a number of stakeholders involved in the fit-out of the property including the building owner, housing officer & loss adjuster. This ensured the project was delivered ahead of schedule and below budget, much to the client and the loss adjusters approval.

Key contacts:



Daniel Tucker
Director
daniel.tucker@g-s.co.uk
07766 028 130



Harry O'Flaherty
Graduate Building Surveyor
harry.oflaherty@g-s.co.uk
07471 306 067