

Swiss Re Management Castle House Roof Replacement



PROJECT DETAILS

CLIENT Swiss Re Management

PROJECT Castle House

LOCATION Folkestone, England

RTM Invitation to Tender – Restricted Procedure

CONTRACT JCT MW Building Contract with Contractor's Design 2016 Edition

VALUE £600,000

ROLE Principal Contractor

END DATE February 2024

PROJECT SUMMARY

PROJECT HISTORY

Castle House is a commercial building located in Folkestone, positioned at the corner of Castle Hill Avenue and Bouverie Road West. The building was experiencing recurring issues with multiple leaks and water damage, necessitating an upgrade to the waterproofing system. Additional work included the replacement of insulation to enhance energy efficiency.

PROJECT DELIVERY

A key objective of the project was to improve the office building's thermal performance by raising the u-value to meet government building standards. We achieved a u-value of 0.16 W/m²K drawing on our in-house specialist roofing and energy efficiency design experience. Additionally, we proactively addressed issues such as mould and overall degradation caused by the leaks.

Our decision to employ in-house labour for the roofing aspect of the project proved pivotal in securing the tender, highlighting our company's efficiency in completing the necessary work. Utilising our skilled workforce allowed us greater flexibility, efficiency, and improved quality management.

AT A GLANCE:

- ▶ Re-roofing improvements to commercial building
- ▶ Daily engagement with commercial tenants
- ▶ Utilisation of Field View digital and interactive quality control platform
- ▶ U-value improved to 0.16 W/m²K delivering improved energy efficiency
- ▶ £65,000 of value engineering saving
- ▶ Project delivered on time and under budget

DIGITALISATION

Field View was implemented as an essential tool for managing and documenting the project for our client, Swiss Re, to comply with building regulations and client requirements. It facilitated the entire process, including the removal of roofing materials and verifying that the work was conducted correctly. Field View provided a centralised platform for storing and organising information, enabling our Site Manager, to easily track task statuses and keep the project on schedule. Additionally, the detailed documentation was invaluable for quality control and providing evidence of compliance when needed.

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SCOPE OF WORKS

- ▶ Design and Install Access Scaffolding & Temporary Works
- ▶ Installed Temporary Roof
- ▶ Removed the Top Layer Roofing System to the original Bituminous Felt Roof
- ▶ Installed Sika Bit RBM Felt System with PIR Insulation
- ▶ Cleaned and Prepared Single-Ply Mansard
- ▶ Applied Decothane Liquid Coatings to Gutters & Parapets
- ▶ Crane to remove Generator, PV Units, and Handrails
- ▶ Reinstatement of Generator
- ▶ Removed and reinstated Lighting Conductor System, PV Panels, Perimeter Handrail
- ▶ Installed Pest Control / Bird Netting
- ▶ Removed Asbestos & Installed New Flues

CRITICAL SUCCESS FACTORS

- ▶ Adverse weather posed a significant challenge throughout the project. Given the exposed location along the South Coast, installing a temporary roof was imperative to facilitate the replacement of roofing materials. This protected both the building and workforce from hostile weather conditions, ensuring continuous progress despite potential setbacks.
- ▶ Upon dismantling the photovoltaic (PV) system, significant deterioration was discovered in the support feet structure, which posed a risk of latent defects compromising the integrity of the newly installed roofing system. To mitigate this risk and ensure the roof's long-term durability, the team adopted a value engineering approach to the reinstatement works. This involved a thorough

assessment and redesign of the support feet system to meet current standards and specifications. By implementing a new, robust support feet system, we eliminated potential defects, safeguarding the new roofing system from future issues and enhancing the reliability of the PV installation.

- ▶ Adjacent to Castle House stood a Tesco Supermarket, which posed distinctive logistical hurdles. These included coordination of deliveries due to limited site space. McConnell navigated these challenges by maintaining regular communication with the Tesco team to ensure uninterrupted operational access. Together, we meticulously planned and scheduled deliveries to prevent any disruption or hindrance to their operations. This resulted in the supermarket and us operating seamlessly.
- ▶ Throughout the duration of the contract, our commitment to value engineering remained a priority. By continually assessing and refining our approach, we empowered the client to reallocate approximately £40,000 to other critical areas of their project. Even taking into account this reinvestment, our efforts ensured that the project was still delivered £25,000 under the original budget, meaning we generated savings exceeding £65,000 for the client.
- ▶ Throughout the mobilisation stage, we needed to identify an ideal site for welfare and office accommodations which would not affect the client's staff parking. We identified a location that maintained sufficient parking without the need for temporary permits elsewhere which reduced disruptions and mitigated additional costs for the client.