

How do we Implement a Building Envelope Repair Project?

Understanding the broader process and flow of a building envelope repair project can be helpful on the path to ensuring successful execution and implementation of your project.

STEP 1

Assess Your Building: Assessment is the first, and key stage in determining the extent of problems to be addressed. This stage should include a thorough examination of the existing building conditions and Owners' needs, discussion around possible repair options, as well as conceptual budgets. Clear definition of the Owners Project Requirements will facilitate informed decisions as the project progresses.

STEP 2

Define Your Needs: Prior to starting design, it is important to establish an overall, clear scope of work to best meet the Owner's Project Requirements, and to balance defined priorities such as cost, durability, architectural appeal, scheduling, and other considerations.

STEP 3

Develop a Design: Where appropriate, the next step is to craft an appropriate design concept that maximizes the value of proposed work through the careful selection of architectural strategies that provide long-term durability and aesthetic appeal, and in some cases that reduce cost. A careful early design process will help the Owners make informed decisions as to which strategies best meet their needs. Of course, in some cases, there is minimal need or opportunity for a detailed design review process.

STEP 4

Prepare the Construction Documents: After a suitable scope of work and design strategy are confirmed, the work needs to be fully documented in the form of detailed drawings and specifications. These documents set the standard of care for the execution of the work and allow for more competitive and accurate contractor bidding.

STEP 5

Obtain Permits / Hire a Contractor: The contract documents are used to obtain permits for the work from the Municipality (when required), and to facilitate the tendering process. A contractor can then be chosen based on a competitive, fair, tendering process or in a collaborative, negotiated process if appropriate to the work proposed.

STEP 6

Execute on the Work: Once a Contractor is selected, then the work can proceed to construction. This is a very involved process with the renovation of work planned and executed by the Contractor. The Consultant's role is to ensure that the Contractor meets their contractual obligations, as well as to aid the Owners in the overall management and administration of the project including budget monitoring, chairing of regular project meetings, certification of the contractor's work and final permit sign off.

BC Building Science has guided many Owners through this process and continues to adapt, learn, and refine the keys to successful building envelope repair project execution.