

## BACKGROUND

A regional health care facility required turn-key project management services to replace an existing roof

## INITIAL CONDITION

Over 100,000 ft<sup>2</sup> of roofing needed to be replaced on a hospital. The new client desired two different roofing systems and needed a full service offering which included defining the project scope, developing specifications, bid documents, working through a public tendering process, bid evaluation, contract development and administration as well as extensive work site supervision, problem resolution, warranty inspection, management of payments, holdbacks and so on.

## ANALYSIS

Receiving the “go-ahead” in early fall meant the project would go well into the winter months. With unpredictable conditions, working through the winter meant that extensive weather delays had to be managed so that there were no cost over-runs even though far more work time was required by all project participants.

## IDENTIFIED CAUSE

Issues arose that varied from unforeseen site conditions to un-usable roofing materials due to manufacturing flaws. Cold temperatures, hazardous conditions, and seemingly un-ceasing freeze-thaw cycles meant that an extreme amount of care and attention had to be placed on the project.

## RECOMMENDATIONS

The work scope went well beyond a typical project management approach involving just a few site visits. Induspec was involved on a daily basis to resolve issues with manpower, timing, materials, workmanship, safety and interaction between an operating hospital and roof work.

## IMPLEMENTATION

The project was completed to a very high standard of quality and was signed off and completed prior to the scheduled deadline. Even though far more manpower was required by the contractor, Induspec completed the work at the quoted price with not a single dollar of extras. There were no injuries on the job and the inconvenience to the hospital was minimal. Induspec had to provide hundreds of additional man-hours to ensure the project was completed as promised and Induspec did so....without charging one additional cent. That's how important our word is to us.

## Gallery

