

Don't just do a repair, have ACRA design it!

"If we spend all this money, how can we be sure we're not up for another big pay-out in a few years; or, for that matter, cost blow-outs during the repair process itself?"

This was a question asked from the floor at the inaugural "Quantities of Repair" seminar in Brisbane in July, attended by sixty, including many of Queensland's leading consultants, contractors, suppliers and asset managers.

Design life

The answer was: invest in a proper repair design.

An ACRA consultant member can design repairs to a defined design *life*, with the investigation stage the key: to define the nature and extent of the problem, and choose the repair methodologies and approach to give the longevity that best suits the asset owner's business strategy.

Foresee pitfalls

But there is more to proper repair design even than that.

Given enough resources, the repair designer will also do some serious crystal ball-gazing to foresee project complexities, accommodate them in an orderly fashion into the repair plan and budget for them, thereby avoiding nasty surprises after the project has started.

Like insurance

At a cost, you say? Yes, but **at a fraction of the overall project cost and an even smaller fraction compared with the prospect of things going seriously pear shaped.**

An industrial operation might count shutdown cost in the \$100,000s a day. What sense does it make to penny-pinch on up-front expertise designed to foresee and mitigate work-in-progress problems cropping up and causing perhaps weeks of



additional shutdown worth possibly millions?

False saving

Anyway, such a "saving" will not make the project complexities go away. These will still happen, *and*, if unplanned, at a very bad time. Like right in the middle of implementation, when they can start a chain reaction of problems and make-do fixes on-the-fly that are often less than ideal and invariably cost more than if they had been dealt with in a predicted and controlled way as part of a considered repair plan.

Not to mention causing intolerable budget over-runs!

Gain value

Spending on a proper repair design can also seek better value for your project investment dollar.

Major repair works always entail project-enabling "incidentals" such as shutting off streets for access, scaffolding, shutdown, installation of special hoists and chutes, public safety protection and the like, which can cost dearly.

Designing to a specified design life aims to ensure you won't incur all these again for the same fix.

But it can do more. Among the options embraced by many clients of ACRA members is to exploit these in-place-anyway "incidentals" **to achieve other objectives, such as cleaning or upgrading the building facade, thereby adding to the prestige, appeal and sales value of the building for far less than doing so as a separate project.** ■