

“No access. And don't disturb the tenants.”



Constraints! The concrete repair game is full of them.

Retain a repair team who can't show long experience managing constraints and you're going to end up paying more or suffering headaches.

ACRA boasts members who routinely deal with tough constraints to the satisfaction of owners of building and structural assets.

Rope access

From the start, the project could challenge the consulting team because of what and where it is. High rise? Streets too narrow for cherry pickers or cranes? Areas of facade inaccessible by usual means?

No problem for ACRA consultants with engineers qualified for rope access inspections and sampling.

Do not disturb

For contractors, the problems often begin when told residents will remain, **and please don't disrupt them!**

This means restricting times when break-out noise will be tolerated. It means dust suppression. **And a management and safety plan** that ensures occupants can't enter active work areas within their own "castle". This might even include their own balconies if materials flow can't, for any reason, be internal.

Go far with PR

Regular meetings with an appointed owners' committee, then, become essential. Residents kept "in the loop" are infinitely more tolerant of temporary loss of amenity when told for how long.

Access? No way!

A case study in how to deal with *this* constraint involved an ACRA contractor team who faced repairs to a facade above a very narrow street, fringed with power lines and trees close to the

wall, footpath too narrow to erect hoarding, the work team disallowed car spaces, the building fully occupied.

Faced with such "impossible" constraints, inexperienced contractors are often tempted to "take a punt" and park illegally to chute break-out materials into a truck at a time or place lacking full provision for safe containment of "fall-out" or denying passage to possibly critical traffic such as emergency vehicles.

Short-cuts cost

The consequences can be dire and the excuse "it was only for a few minutes" cuts no ice with authorities or lawyers intent on suing all in the blame-chain if injury or damage results.

ACRA members invariably formulate a timetabled management plan for discussion and agreement with all concerned: authorities, owners, tenants and neighbours.

Sometimes, the only workable solution entails bending the rules a little (as little as possible), which Councils will accommodate if properly briefed.

Neglecting to forge such a "strategic partnering" with relevant parties risks having a "stop work" order slapped on your project with perhaps weeks of inconvenience, or even complete loss of amenity, to your residents.

Knowing its importance, ACRA members cost such groundwork into their tenders while others will be tempted to quote "cheap" by ignoring its necessity.

But it won't be "cheap" if work is stopped by complaints of unheralded, unauthorised noise, dust, street closures, loss of parking, or damage and injury though the lack of (and strict adherence to) a safety and management plan.

The moral: ensure tenders cover every "must do". ■