

VERAS

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slopen

Code Responsible Commissioning and Contracting during the Tendering and Execution of Demolition Works



Introduction & reading guide



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3: transparency and pricing



4: adequate execution and mutual respect



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Good and bad examples



Why a Code specifically for the demolition sector?



Objective and status of the Code

See for more information on the application of the Code and practical experiences:
www.sloopaannemers.nl/code.



Introduction & reading guide

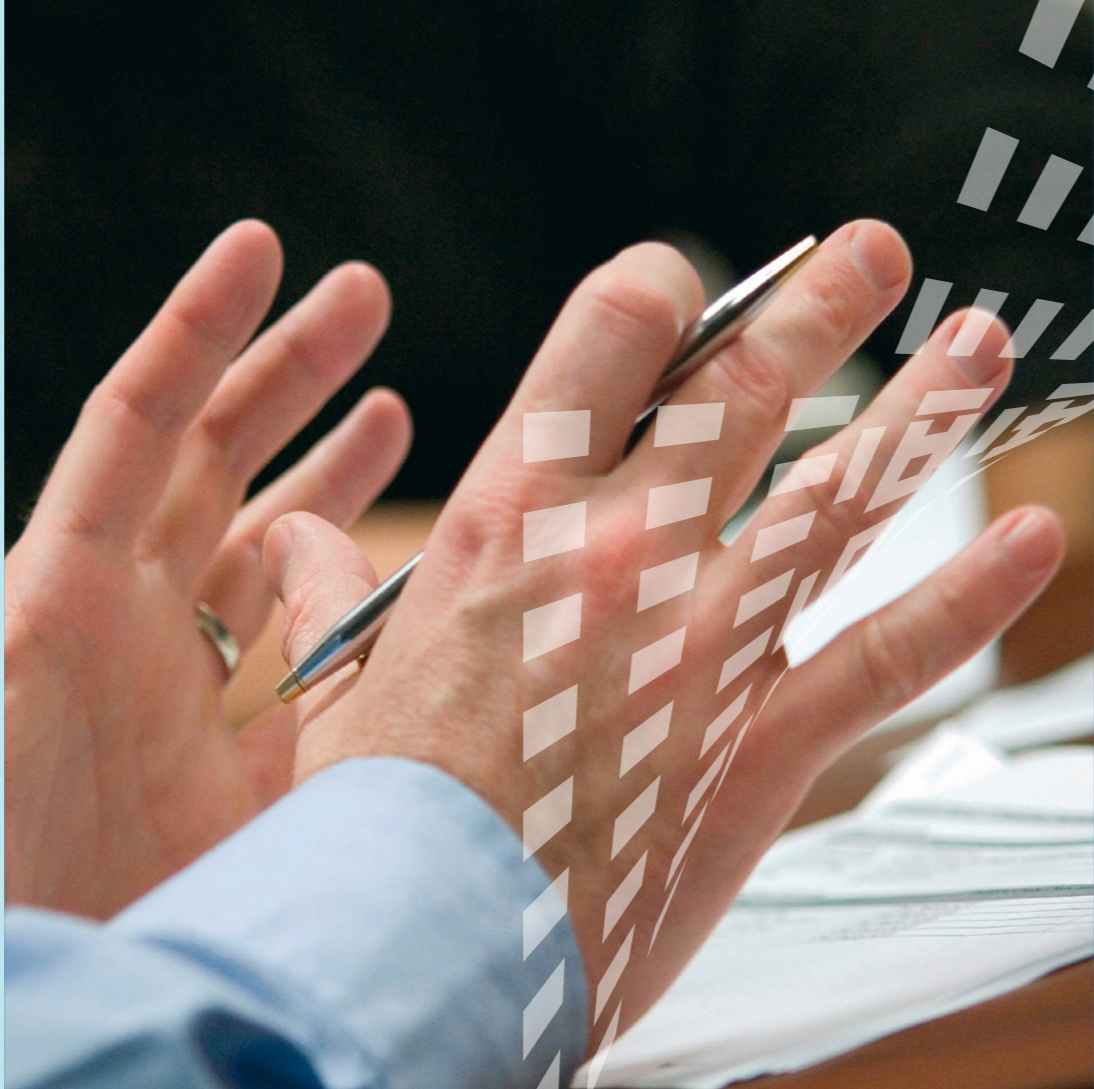
VERAS has, together with a number of leading specifiers, engineering firms and supervisors in the demolition sector, compiled the **Code for Responsible Commissioning and Contracting during the Tendering and Execution of Demolition Works**.

The Code describes what professional clients, contractors and other parties involved can expect of each other during the tendering and execution of a demolition project. The Code consists of the following themes.

- 1: Open & considered tendering process**
- 2: Sufficient project-related information**
- 3: Transparency and pricing**
- 4: Adequate execution and mutual respect**

The text of the Code is set down on the following pages. An explanation of the rationale and objective of the Code is given after this.





Theme 1:

Open & considered tendering process

- The parties are open regarding the conditions and criteria that are set for the execution of the demolition projects.
- The customer is clear in advance regarding the tendering and contract form and the (weighting of the) contract award criteria, which are suitable for the nature and scope of the demolition project.
- Quality requirements are set for the demolition contractor aimed at complying with the requirements of being a good employer, safe working conditions and working according to the process requirements in the Assessment Directive Safe and Environmentally friendly Demolition (BRL SVMS-007), and the Asbestos removal certification scheme (Sc-530).
- During building and/or development projects, the demolition phase is taken into account on time, so that tendering, preparation and execution of the prior demolition project can take place with due care.





Theme 2:

Sufficient project-related information

- Adequate project information is essential for a careful and systematic execution of demolition works. The parties notify each other regarding any information that is lacking.
- The parties provide each other on time with the relevant and available information that is necessary for a realistic pricing, submitting an adequate tender and a systematic and careful execution of the demolition works.
- The parties are aware that prior project information, in particular the asbestos inventory, can be incomplete. Unexpected circumstances that impact on the execution of the demolition works can for that reason not be ruled out.
- The client delivers a maximum effort in advance to provide relevant information for the demolition activities. This is necessary to determine the demolition approach and a realistic pricing for the execution of the demolition works.
- The demolition contractor avails itself of the possibility to view the demolition project in advance, requests information if necessary and only submits a tender after it has acquired sufficient project information in order to be able to finalize an adequate plan of approach and a realistic pricing.



2: sufficient project-related information

3: transparency and pricing

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Theme 3:

Transparency and pricing

- The parties ensure there is clarity in relation to the sharing of risks regarding the execution of the demolition works.
- Inaccuracies and differences of insight on contract agreements are discussed openly and professionally between the client and (potential) contractor(s).
- The parties inform each other before tendering about the risks and uncertainties related to the execution of the demolition works.
- A scheme is agreed between the parties on dealing with risks and uncertainties during the execution of the demolition works.
- A scheme in which the costs for deviating situations are entirely for the account of the demolition contractor (settlement) is only agreed if there is sufficient prior information available for the demolition contractor in order to be able to realistically gauge the risks.
- A penalty clause or bank guarantee must be realistic and match the nature and scope of the demolition works. The parties inform each other on the rationale and background of this.
- The parties comply with the competition rules at all times.





Theme 4:

Adequate execution and mutual respect

- The demolition contractor executes the works with due care, aimed at complying with the requirements of being a good employer, safe working conditions and environmentally friendly demolition.
- The demolition contractor ensures there is minimum hinder (to surroundings) during execution of the demolition works and actively communicates with the client, local residents and other interested parties about this.
- The demolition contractor strives for an optimal technical and economical manner of execution and method of working.
- In principle, the client allows the demolition contractor freedom of choice within the context of the specifications/ work description regarding the manner of execution of the demolition works.
- The client ensures there is expert supervision/project monitoring during the execution of the demolition works.
- The parties comply at all times in the tendering process and during the execution of works with the prevailing legislation and regulations.





Preparation and execution of demolition projects: work for professionals!

There are many parties involved in the preparation and execution of demolition projects (including removal of asbestos). In addition to the client and demolition contractor, specifiers, engineering and asbestos inventory firms and supervisors also play a crucial role. They act on behalf of the client in the tendering and execution phase.

It is in the interests of the parties that the demolition works are carried out systematically and with due care. A careful preparation and execution of demolition works also serves a wider social importance. Responsible commissioning and contracting is Corporate Social Responsibility in all its facets.

During the demolition of construction works and objects, a number of important CSR themes matter such as dealing with environmentally hazardous substances, reuse / recycling of available material flows, avoiding hindrance to the surrounding area, good working conditions and social return.

The preparation and execution of demolition works is work for professionals! If, with mutual respect and based on clear and transparent agreements, professionals jointly take on a demolition project, problems and discussions during the execution of the demolition works will be avoided. This is in everybody's best interest and not least in the interest of the client. Herein lies an important challenge for the parties involved.





Good and bad examples

On the one hand, there are good practical examples of responsible commissioning and contracting in the demolition sector. Good prior building information (pre-demolition), clear specifications with fair conditions and open communication between the client and contractor, and because of this no discussion during the execution of the demolition works.

However, there are also examples that show that discussions occur during the tendering and execution phase between the client, contractor, and the specifiers and supervisors involved.

Demolition contractors indicate that too little building information is made available in advance and that demolition specifications

contain unreasonable provisions such as excluding the possibility of settlement of additional costs when unforeseen sources of asbestos are discovered.

Clients and supervisors on the other hand think that demolition contractors calculate strategically in the expectation that additional work shall arise during the demolition project.

That leads to discussions between the parties resulting in mutual distrust, which becomes a vicious circle that only enhances undesirable behaviour of the parties.





Why a Code specifically for the demolition sector?

The aforementioned situation is not unique to the demolition sector, but can be found within the entire construction sector. Although there are many similarities during the tendering and execution of demolition projects with 'regular' construction, there are also points of attention that are specific to the demolition sector.

Illustrative for the special character of the demolition sector are the specific regulations and certification schemes that are applicable with demolition works and the removal of asbestos. Examples of this are the demolition certification scheme BRL SVMS-007 and the Sc-530.

However, there is more than this (formal) framework of regulations and standards. A careful and (socially) responsible preparation and execution of demolition works requires

professionalism from the parties involved, mutual respect and clear and transparent agreements.

This cannot be 'captured' in hard and tightly formulated rules alone, but it is also especially a question of applying a number of common basic principles. Various parties from the demolition branch have determined that a need exists to word this in a joint Code, aimed at (socially) responsible commissioning and contracting in the demolition sector.

The basic principles in this Code partially correspond with current codes in the construction sector (for example the "Code of conduct on public commissioning"), but are concentrated on themes that are specific to the demolition sector.





Objective and status of the Code

The present Code has been drawn up on the initiative of VERAS and a number of consultancy and engineering firms (including specifiers and supervisors).

The Code describes what clients, contractors and other parties involved may expect from each other during the tendering and execution of a demolition project.

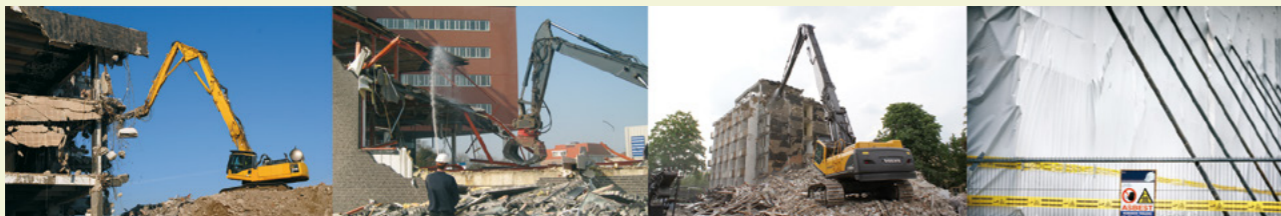
Application of this Code results in responsible commissioning and contracting in the

demolition sector. The parties can commit to this Code on project level.

This Code is not legally binding, but the parties can hold each other to account using this Code during the preparation and execution of a demolition project. The eventual project specific contractual agreements between the client and contractor based on the applicable (tendering) law are legally binding.



This Code has been drawn up on the initiative of VERAS and a number of specialised demolition consultancy and engineering firms (including specifiers and supervisors). It concerns the following firms: BOOT Organiserend Ingenieursburo, Grontmij Nederland, Koenders & Partners, RW Advies, Search Ingenieursbureau and Sloopadviseurs.nl.



VERAS building the future of demolition!

The Vereniging voor Aannemers in de Sloop is the representative association for demolition contractors and asbestos removal firms in the Netherlands.

VERAS is committed to a resolute representation of the interests of the demolition sector and the members of our association. In this way, we are building towards a healthy future for the demolition profession and the demolition contractor.

The most important objectives of VERAS are:

- representing the interests of the demolition sector and the members;
- promoting the quality level and a good image of the demolition sector;
- an optimal provision of information and service to the members.

VERAS is a member of the European Demolition Association and participates in various consultative bodies and boards that are relevant for representing the interests of the demolition sector.

VERAS actively participates in a range of issues such as:

- safe and environmentally friendly demolition (www.veiligislopen.nl);
- knowledge development and demolition training (www.sloopopleidingen.nl);
- sustainable demolition and Corporate Social Responsibility (CSR);
- promotion of responsible commissioning (demolition specifications);
- safety and health during demolition and removal of asbestos

(www.arbocatalogus-slopen.nl)
(www.vezelveiligheid.nl);

- sustainable reuse of material flows made available during demolition;
- demolition and waste legislation and regulations.

For more information, please go to www.sloopaannemers.nl. An up to date list of members and sponsors is also available here.



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