

Technical Support for FM & Building Managers

Maintain the Value of
your Property Assets



Glass Aftercare

Measure. Manage. Maintain.

Condition Surveys & Inspections by Experts

As one of the UK's leading commercial glazing specialists, Glass Aftercare has highly experienced inhouse teams of engineers, surveyors, designers and installers ready to support you and deliver on your maintenance obligations.

We are dedicated to providing the highest level of care and support to you. We take health and safety, and the environment seriously and can identify and deliver innovative solutions to ensure your building remains functional, safe and is protected by good maintenance throughout its life cycle.

Condition surveys carried out by experts leads to a safer, thorough, accurate and detailed report backed with expert advice and guidance on remediation.

Services

- Condition and Acquisition Surveys
- Planned Preventative Maintenance
- Glazing Refurbishment / Replacement
- Leak Investigation and Repair
- Defect & Failure Investigation
- Structural Surveys
- O&M Manual Warranty Evaluation
- Glass Screen & Fire Door Audit
- Emergency Glazing Services
- Glazing Maintenance
- Manual and Automatic Door Maintenance
- Bespoke Entrance Design and Installation

Facade Management Services

Building management services (BMS) empower building managers to efficiently, seamlessly, and safely care for their buildings and tenants.

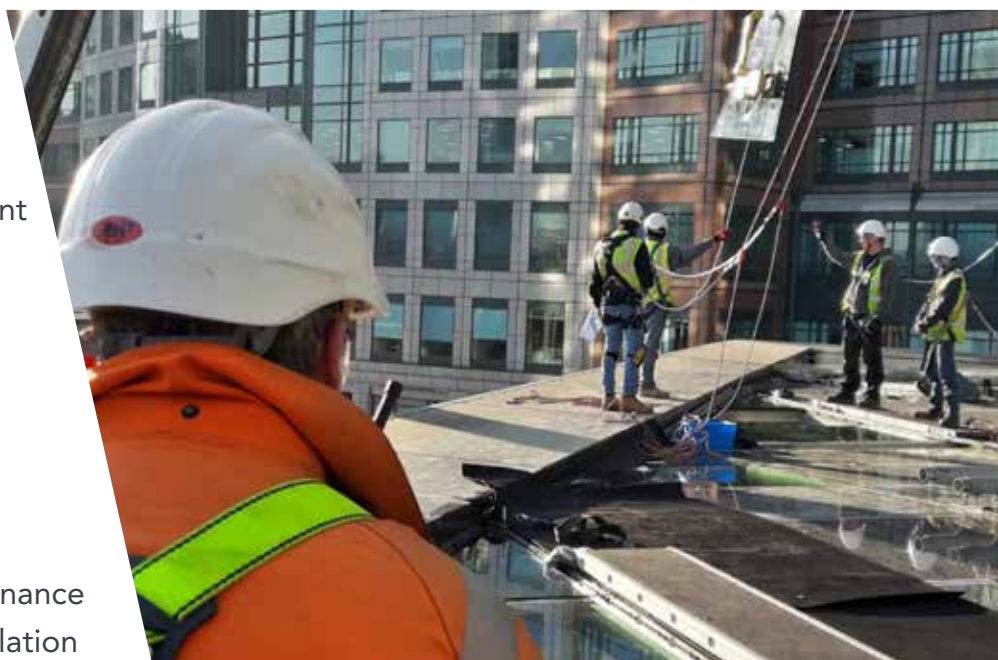
Within the BMS sector, there is a sub-sector that is less mature, yet holds the most potential for actualizing more verifiable, predictive investments: **Building Facades.**

Facades are the membranes of a building, not only responsible for the outside aesthetic, but the first line of defense against the elements.

We also take care of automatic door services and maintenance helping you avoid costly repairs and meet safety obligations.

Benefits of planned service and maintenance include:

- Fixed costs
- Pre-planned service visits
- ADSA Qualified and competent engineers
- Health and safety compliant
- Risk assessments and safe working practices
- Engineers equipped with a complete field service management cloud solution
- Report detailing any faults
- Accountability of communication, workmanship and value for money.



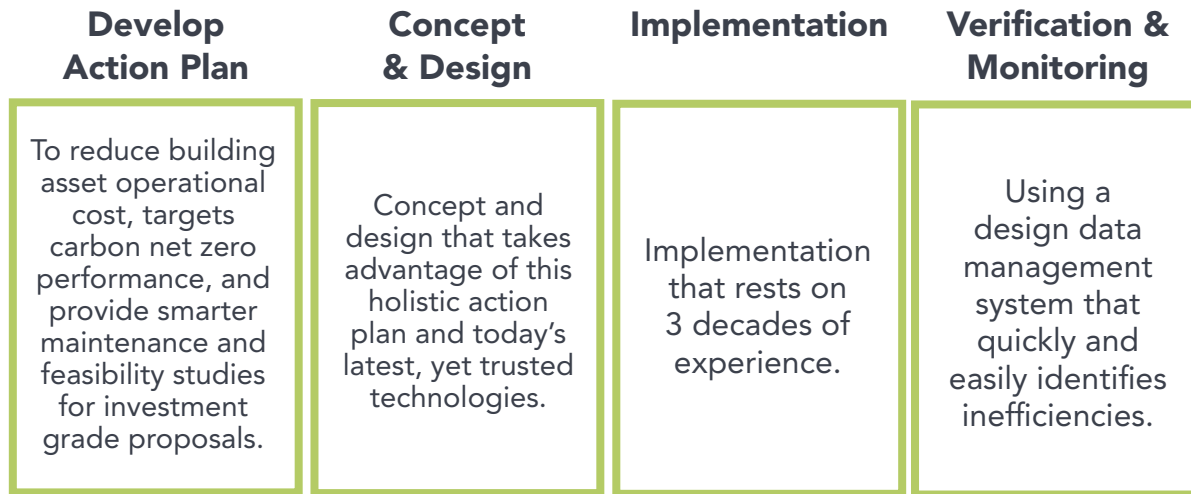
Normally addressed as a collective of services, by addressing these services holistically as the internal. BMS industry does, a new, consolidated subsector is growing: Facade Management Services.

The point of BMS and FMS, is to keep buildings running. The goal of management systems is to offer verifiable, predictive investment.

The goal supports investors, landlords, tenants, and facility managers achieve a better environment for all concerned.

Facade Centric Energy Management

With a Facade Centric Energy Management approach, managers are able to take the building's challenges as a whole, including sustainable development goals. A simple, four-step approach provides a complete, yet efficient way forward:



One of the biggest impact areas **Facade Management Services** can tackle is rework, the act of redoing or correcting work that was not done correctly the first time and prevalent on construction job sites.

Rework can happen for a variety of reasons such as lack of supervision, insufficient information, limited resources, or failed communication.

The cost of construction rework is not truly understood.

Studies show that in the UK, the average cost of rework on a project is 5%.

As BMS evolves, this giant leap for the collective facade industry is the biggest opportunity for unrealized gains and savings in the immediate through to medium term of building management.

Through better glazing related products with data-driven maintenance, building optimisation, and a more effective overall approach, the most efficient building management possible can be achieved.

This is because FMS is holistic, meaning all these combined industries and services can now interact. The results are quantifiable.

Today, due to the advances in technology and the right systems being in place for the first time, Glass Aftercare has stepped up.

As a legacy company with enough past experience and insight for the future it allows us to focus on the interoperability of O&Ms: By combining energy, lifecycle awareness, and comfort management.

This means Glass Aftercare is the first company to offer full, facade management service to provide the verifiable, predictive investment buildings need to provide near and long term stability.

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Condition Surveys & Inspections

We offer a wide range of ground based and Remote UAV Survey techniques and solutions.

Each one can be tailored to meet your needs, and our experienced engineers work closely with you to make sure we select the right technologies and approach for your project.

Our unique combination of world-leading UAVs, latest survey technologies and a team of fully-qualified engineers and surveyors allows us to provide fast, cost-effective and high-quality reports and inspections that help you to get the information you need without putting any of your construction workers at risk.



- Fully trained teams
- Trained abseilers
- In house engineers
- New technology
- Preventative planned maintenance

Drone Surveys

With our enhanced CAA permissions, we can fly above, beyond and closer than any other single operator within the UK, even in the most challenging and complex environments.



CLOSER ASSET INSPECTION

Fly within 5 metres of any person, vehicle or structure



CLOSER AT HEIGHT

Fly over or within 10 metres of a structure over 400 feet



CLOSER TO THE ACTION

Fly within 50 metres of an organised, open-air assembly of more than 1,000 people



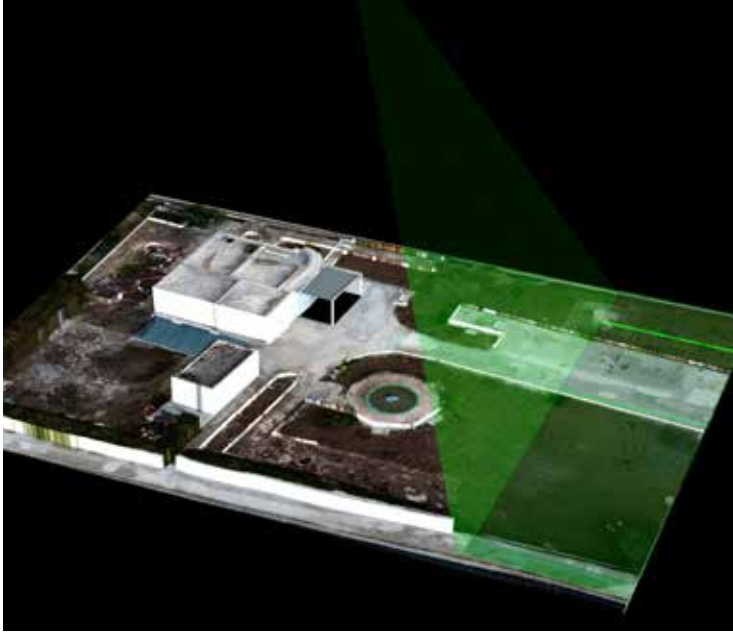
EXTENDED FLIGHT

Fly up to 1,500 metres from pilot using extended visual line of sight (EVLOS)

Photogrammetry

Photogrammetry is digitally capturing your building. We use a state-of-the-art system that produces highly accurate maps, point clouds, 3D models and digital surface models of your building.

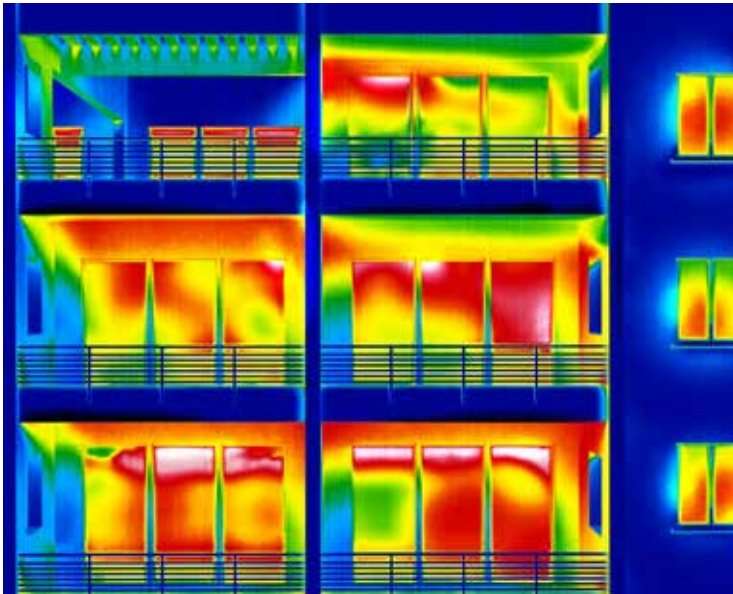
We can inspect inaccessible areas, measure defects, and record important features. The data is shared between stakeholders.



LiDAR Surveys

Light detection and ranging surveys use laser pulse technology to take precise measurements and create 3D models and maps.

The relative accuracy of our system is 5mm ensuring highly accurate information on your project. All our data is geo-referenced to your project.



Thermal Surveys

Utilising our extensive range of Radiometric thermal camera systems, we can investigate heat loss from building facade and other areas.

Given the net zero and EPC targets for owners, landlords and tenants, we consider this a vital tool.



Mixed Reality

Our latest technology, where real and virtual worlds integrate, producing new visualisations.

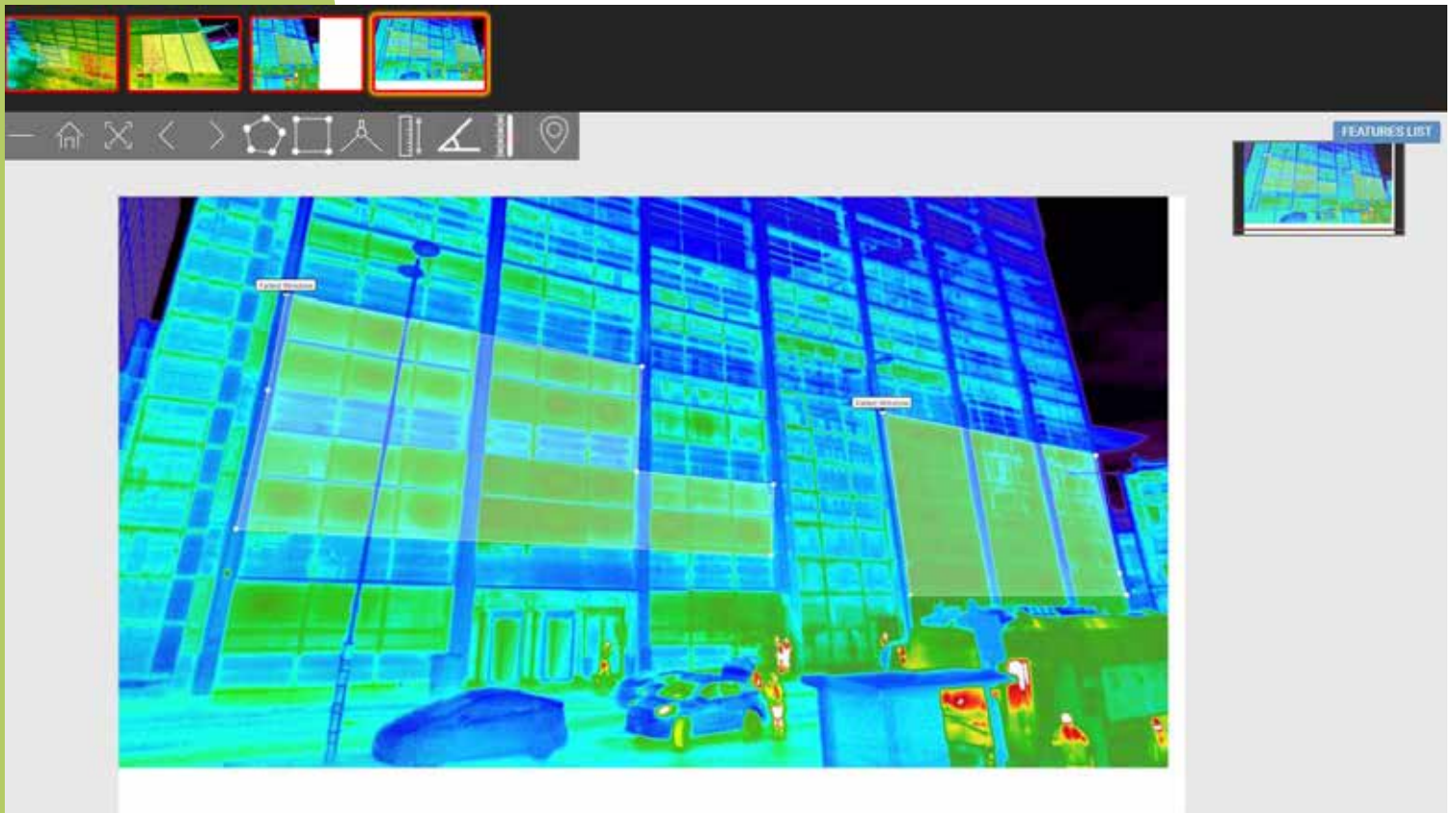
Façade engineers in particular find this hybrid system very beneficial.

Facade Zone

Our unique combination of world leading unmanned aerial vehicles (UAV's), state of the art survey technologies and team of highly qualified engineers and surveyors ensure very accurate information. Couple that with one single data platform: Façade Zone.

- Visualise 3D data
- Report generation using survey data
- Defect tagging and geolocation
- Diagram & hotspot identification
- Project task assignment
- 3D Measurements & calculations

Decision making and budget planning become much easier and quicker.



Our Clients can digitally interrogate their variety of survey deliverables remotely & perform analysis with an extensive toolset, all without the need for expensive third-party software.

The ability to manage, collaborate and investigate on one single data platform – that is Façade Zone.

Case Study - 250 Bishops Gate

This is an iconic London property for client, Natwest Bank.

Glass Aftercare had been performing periodic visual inspections and minor maintenance and repairs for the Facilities Management company for over 4 years.

The last visual inspection identified that the façade had developed numerous leaks resulting in water ingress, causing damp and mildew to penetrate inside the building.

Services:

- Condition Survey
- Glass Refurbishment
- Operations & Maintenance Manual Update (OMM)
- Energy Survey
- Solar film installation



Due to the damage caused by the poor installation of the original components and the use of non-compliant sealing materials, it became evident that the curtain walling system needed to be replaced in some sections rather than repaired.

Using Glass Aftercare's extensive experience in the field, a solar control film was sourced that not only matched the original glass colour but

also improved the UV protection and thermal efficiency.

Glass Aftercare commissioned a comprehensive independent testing procedure, in accordance with the strictest professional standards.

This ensured that the repairs would be able to stand up to the most rigorous conditions.



Our focus is on interoperability, with the aim to have O&Ms combine energy efficiency, lifecycle awareness and comfort management.

We do this through the use of better glazing related products to enhance performance together with data-driven maintenance, building optimisation and a smarter, more effective and efficient approach to building management.



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Call us for innovative solutions & proposals

Call +44 (0)1923 277901
www.glassaftercare.com