



SCAPE LIFECYCLE

SUPPORTING YOU TO BUILD
A LOW CARBON FUTURE



LIFE CYCLE PERFORMANCE

Your Route to Net Zero - Now

Life Cycle offers a new way to use SCAPE's direct award construction frameworks to deliver your Net Zero building projects and any project where whole life performance is a key success criteria. Our Life Cycle Agreement and a specially adapted version of our tried and tested call-off process offers the UK's first viable framework procurement route to design, build, verify and maintain zero carbon developments.

We can provide the project procurement, governance and contractual delivery structure to enable you to simply and easily comply with new and emerging accreditation standards for low carbon buildings, like the Net Zero Public Building Standard in Scotland. You can access a pathway that ensures building performance after construction or refurbishment is fully optimised. SCAPE's delivery partners are able to provide works and services for up to five years after the building is occupied to ensure the performance you need is delivered - from measurement and verification services, to energy optimisation works and a range of hard FM services.



“

A truly scalable approach that can cater from simple invest to save energy efficiency projects through to investment backed major developments.”

Chris Clarke
Director of Performance and Improvement, SCAPE



WHY?

SCAPE has identified a need to verify and improve the outcomes from construction projects when considering the performance of buildings during the operational or “In Use” phase (RIBA Stage 7).

Whether you measure operational success in terms of energy efficiency improvements, operational carbon emissions, post-occupancy evaluation metrics or simply in terms of the cost of maintenance, the Life Cycle approach has been designed to lock in the operational benefits you require.



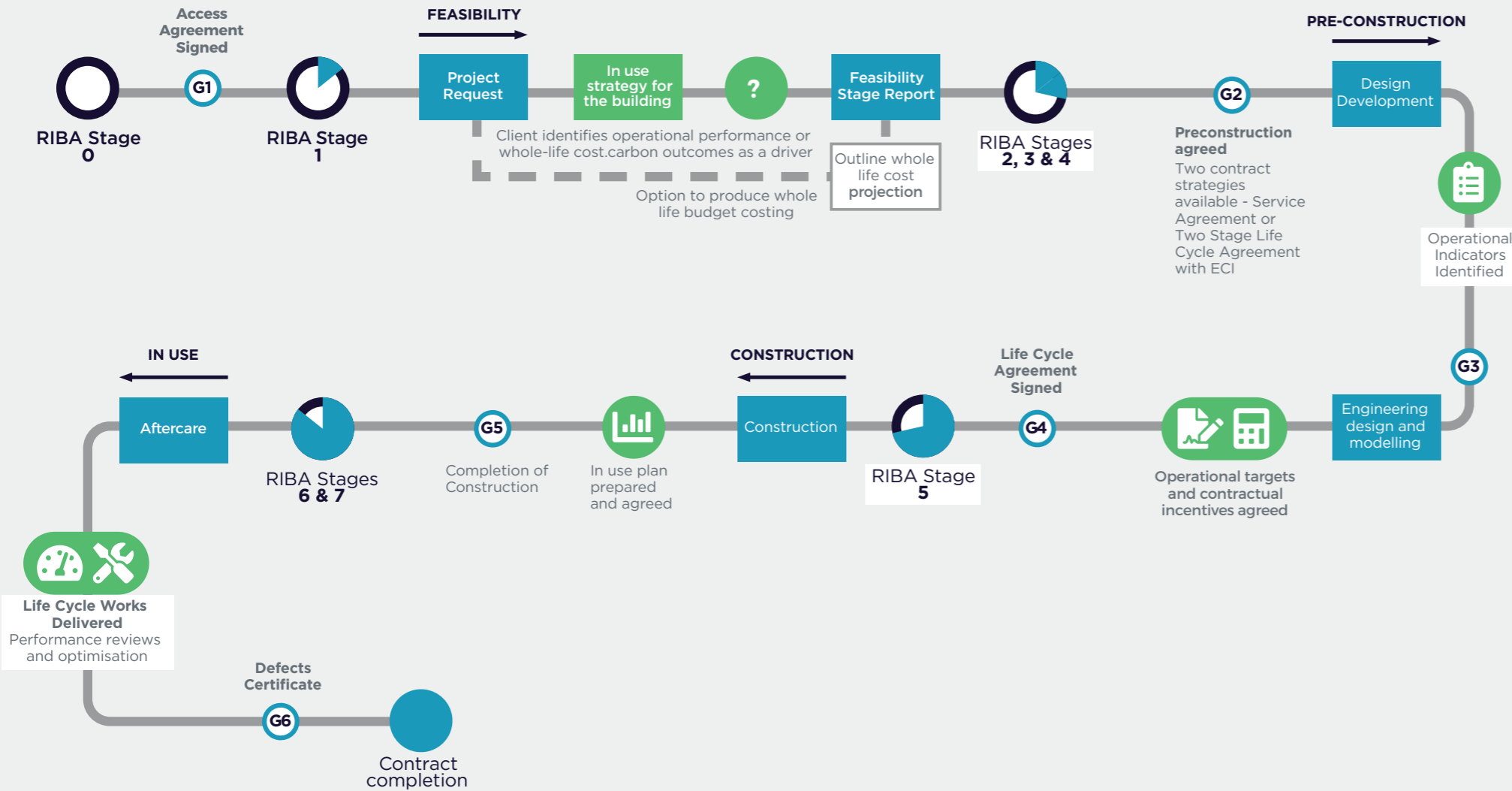
WHEN?

When should I use the Life Cycle approach?

While our Life Cycle offer has a range of applications, we think it is ideally suited for:

- Retrofit and decarbonisation projects – the performance-linked contract is ideal for setting a target for energy use (and generation) after works have been completed, ensuring the energy efficiency targets you set are achieved – ideal for supporting applications for funding and proving the outcomes of your investment
- Certified net zero outcomes – Life Cycle can support certification standards for delivering net zero carbon buildings, such as the Net Zero Public Buildings Standard in Scotland. Linking the Life Cycle process to the verification requirements of the Standard ensures your building is supported by your contractor until the building is certified.
- Investment projects – where the whole-life business case is key to the success of a development – the Life Cycle model can form part of an investment strategy where the operational expenditure needs to be carefully controlled and planned, or where borrowing to support investment must be repaid through operational savings over time.
- Turnkey developments - where you simply need your delivery partner to arrange some or all of the building hard FM maintenance regime.

THE PROCESS



BENEFITS

- A tailored and public sector compliant procurement route to deliver construction projects.
- A solution that enables you to build a whole life business case linking the capital (CAPEX) investment needed to the operational running costs (OPEX) of the building.
- A response tailored to your needs, with Operational Indicators and Performance Targets selected to suit the In Use Strategy identified during project inception.
- Performance can be managed for up to five years of operation, with performance reviews taking place not less than annually.
- The opportunity to leverage the benefits of early supply chain collaboration and Stage 2 BIM throughout the project lifecycle.
- Life cycle provides a contractual relationship that can support the operation of your building for up to five years after hand over.
- NEC4 based call off contracts with dedicated Life Cycle functionality available as templates.



HOW - 4 STEPS

1 UNDERSTAND THE BRIEF

During the free SCAPE feasibility stage, we will work with you to develop and understand your brief.

- What operational performance is required by the client?
- What is the end goal?

2 SET THE TARGETS

During the pre-construction stage, we will work with you to develop a viable design, identify in-use performance indicators for your building and set targets against these.

- What energy efficiency or carbon reduction is required?
- What targets can be set with the client?
- What renewable energy is being targeted and how will it be implemented and reported against/ over how long?

3 AGREE THE CONTRACT

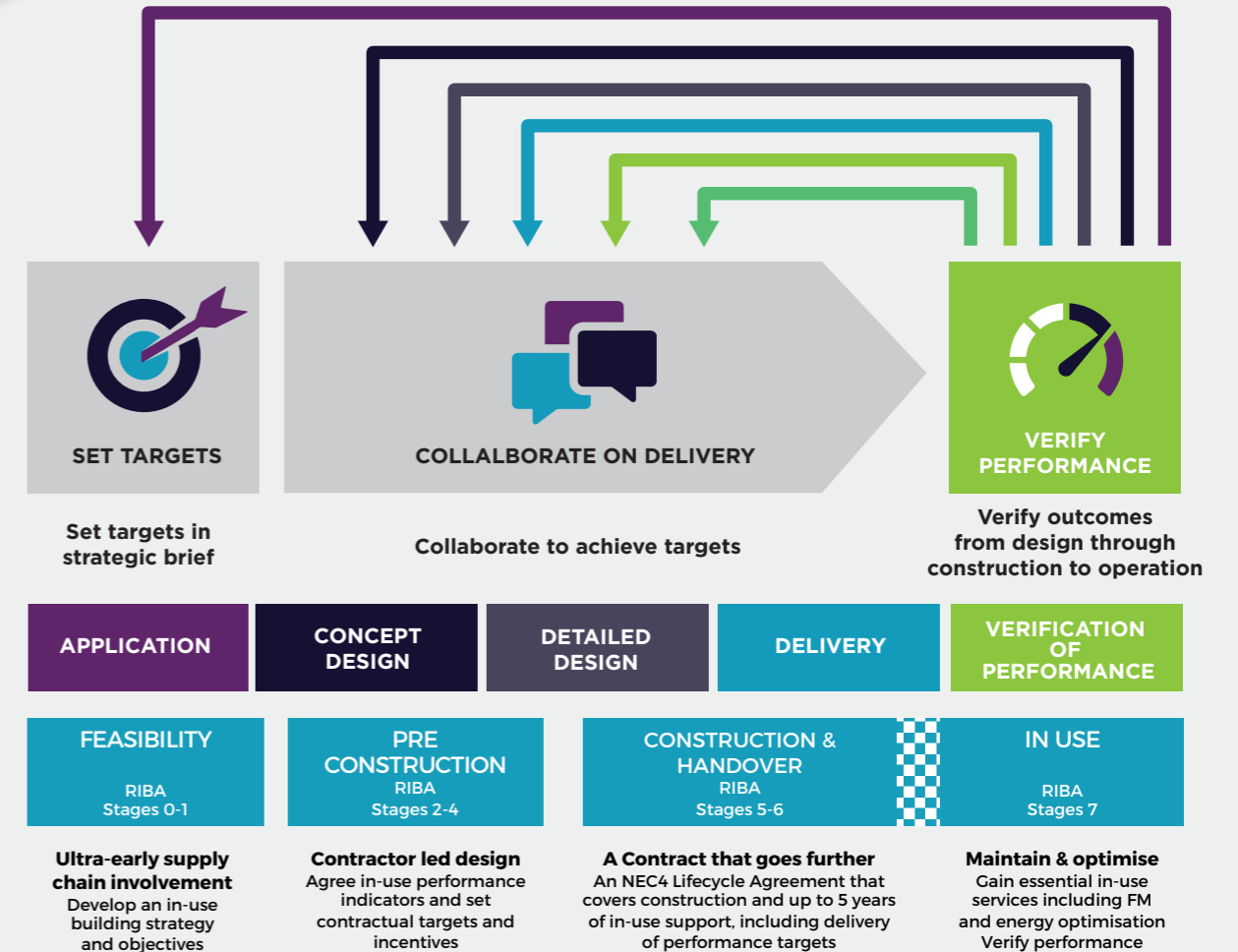
Like all SCAPE projects, we use NEC4 template contracts for Life Cycle projects.

- A Service Agreement (for Design activity) followed by a Life Cycle Agreement, or a Life Cycle Agreement with ECI.

4 DELIVER AND REVIEW

The contractual programme of in-use activities is established as part of the delivery phase and transparently costed by the contractor.

- Performance review dates (not less than annually) are set in the contractual programme.
- Monitor performance for agreed time period.



Read more on our sustainable buildings - Net Zero By SCAPE



SCAPE and SCAPE Scotland are
Champions of the Cambridge
Carbon Reduction Code



2nd Floor, City Gate West, Tollhouse Hill,
Nottingham, NG1 5AT

+44 (0)115 958 3200
general@scape.co.uk

scape.co.uk

 **@Scape_Group**

 **/scape**