

SWIFIX Cost Validation

REPORT

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1. Brief and Introduction

- 1.1 Impart links received an order from Swifix to validate a cost comparison document produced from a time and motion exercise comparing the Swifix range of products to the current best practice in the sector.
- 1.2 The Swifix range of products are plastic fittings to facilitate the securing of external furniture through External Wall insulation.

2. Notes on Existing Cost Comparison

- 2.1 We have inserted our comments against the existing cost comparison.

Cost Analysis - Best Practice

Fitting 1 x Soil and Vent stack. 2 No Down Pipes. 1 No Satellite bracket. 1 fence post 1 gate post 1 light 1 Alarm/hanging basket			Length of timber Per fixing Point (lm)	Net Cost
Soil and Vent Pipe	3 No fixing points	200mm x 2 to achieve required thickness each	1.2	
Down Pipe x2	6 No fixing points	200mm x 2 to achieve required thickness each	2.4	
Satellite Dish	1 No fixing points	250mm x 1	0.4	
Fence Post	3 No fixing points	250 x 3	1.5	
Gate Post	3 No fixing points	250 x 3	1.5	
Alarm	1 No fixing points	250 x 1	0.5	
Light/hanging basket	1 No fixing points	250 x 1	0.5	
			8	
			Timber cost	£9.20

IL Notes on Existing Calculation
There is no standard method of fixing across the industry.
There is no standard method of fixing across the industry.
The description and length does not quite match up, due to the fixing bracket would assess timber required would be $250 \times 2 \times 2 = 1.0\text{m}$
As notes would generally not try to fix this on to a building with EWI, but may be required due to specific site conditions
As notes would generally not try to fix this on to a building with EWI, but may be required due to specific site conditions
OK
OK
Will need to be revised
Incorrect calculation, $8\text{m} \times £1.40/\text{m} = £11.20$

1st Timber fix (frame fixing)	38 No	£0.16	£6.08
2nd Fix Timber (screw)	38 No	£0.04	£1.52
Material Costs			£16.80
Labour to Fit Timber Blocks	7 hours	£10 per/hr	£70.00
2nd Fix Reinststate	5 hours	£10 per/hr	£50.00
Labour Cost			£120.00
	Total Costs		£136.80

Material Costs based on: Travis Perkins rates:

75x50mm treated timber at £1.40/m

Fisher Frame Fixings at 80mm

Screws at 80mm in length

Labour costs at £10 per/hr (inc on-cost)

SWIFIX

Fitting 1 x Soil and Vent stack. 2 No Down Pipes. 1 No Satellite bracket. 1 fence post 1 gate post 1 light 1 Alarm/hanging basket		Length of timber Per fixing Point (lm)	Net Cost
Re-fix		Kit Costs	£38.08
Frame fixings	38 No	£0.21	£7.98
Material Costs			£46.06
2nd Fix Labour to Fit	6 hours	£10 per/hr	£60.00
	Total Costs		£106.06

IL check price of £0.16 each; no wastage
IL check price of £0.05 each; no wastage
The Swifix literature confirms a time and motion study has been carried out. However, Site Supervisor confirmed allowance of 1 day would be more appropriate to fit blocks and reinststate based on all fixtures.
IL check price of £1.80/m.
This provides 30mm anchorage
ok
IL Check price of £11 per hour
Cost is not split down so will be difficult to identify costs on lighter items where Spiral Fixings can be used.
IL check price of £0.21 for 135mm long fixing. Frame fixing length = 30mm anchorage, 90mm insulation, 10mm finish, 5mm for gasket and head of fixing = 135mm long.
We believe this would take longer than the 1 hours more than the reinstatement time of the timber blocks as you will be drilling into masonry, measuring and cutting the metal sleeve length and working with much longer fixings. Also time would be saved using Spiral Anchor fixings over the Swifix method

3. IL Assessment of Cost Comparison

3.1 Based on our notes above and consultation with installers our assessment of the cost comparison would be:

Cost Analysis - Timber Patresses

Fitting 1 x Soil and Vent stack. 2 No Down Pipes. 1 No Satellite bracket. 1 fence post 1 gate post 1 light 1 Alarm/hanging basket			Length of timber Per fixing Point (lm)	Net Cost
Soil and Vent Pipe	3 No fixing points	200mm x 2 to achieve required thickness each	1.2	
Down Pipe x2	6 No fixing points	200mm x 2 to achieve required thickness each	2.4	
Satellite Dish	1 No fixing points	250mm x 1 x 2 wide	1	
Fence Post	3 No fixing points	250 x 3	1.5	
Gate Post	3 No fixing points	250 x 3	1.5	
Alarm	1 No fixing points	250 x 1	0.5	
Light/hanging basket	1 No fixing points	250 x 1	0.5	
			8.6	
			Timber cost	£15.48
1st Timber fix (frame fixing)	38 No	£0.16		£6.08
2nd Fix Timber (screw)	38 No	£0.05		£1.90
Material Costs				£23.46
Labour to Fit Timber Blocks	5 hours	£11 per/hr		£55.00
2nd Fix Reinstate	4 hours	£11per/hr		£44.00
Labour Cost				£99.00
		Total Costs		£122.46

75x50mm treated timber at £1.80 lm
 Fisher Frame Fixings at 80mm
 Screws at 80mm in length
 Labour costs at £11 per/hr (inc on-cost)

SWIFIX

Fitting 1 x Soil and Vent stack. 2 No Down Pipes. 1 No Satellite bracket. 1 fence post 1 gate post 1 light 1 Alarm/hangingbasket			Length of timber Per fixing Point (lm)	Net Cost
Swifix		(Trade cost) Kit		£34.71
Frame fixings	38 No	£0.21		£7.98
Material Costs				£42.69
2nd Fix Labour to Fit	6 hours	£11 per/hr		£66.00
Total Costs				£108.69

3.2 Based on our figures detailed above the Swifix fixing system is more cost effective than the Timber Patresses system and minimum savings of at least 12% can be achieved. Our initial figures are a conservative estimate and further savings can be achieved through:

- Reduced programme
- Labour efficiencies using the Swifix system
- Labour efficiencies on the installation of the insulation due to the elimination of on-site cutting around the Timber Patresses.
- Reduced labour preliminary cost for taking delivery of timber and clearing up of waste off offcuts from timber and insulation.

3.3 Other benefits of the Swifix systems compared to the Timber Patresses method include:

- Cleaner/easier product to use.
- Reduces the risk of inferior/unspecified product being used (e.g. un-treated timber)
- More sustainable/minimises waste.
- Improved insulation properties.