

CONSTRUCTION Update



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PROJECT MANAGEMENT SERVICES



Need of Project management Services in the present day context :

A "Successful Project" means an activity with a definite start and a definite end achieved successfully. To achieve this the client appoints a team of consultants like Architect, interior Designer, Structural Engineer, MEP Consultants etc to design for him his building(s) and its systems. But there always arises a question as to who will see to it that all this group of consultants are properly co-ordinated and their designs are transformed

to reality on site and are achieved in a justifiable time frame with good quality of workmanship with the best of the materials and best of the execution contractors at the right price. Well the answer to this is a good "Project Management Services Consultant". It is this entity that plays a pivotal role in addressing all the above aspects of the project and especially with projects becoming bigger and more complex like; Hospitals, IT parks, Pharmaceuticals labs, Research Labs, Hotels, Bridges, highways, Airports etc where meticulous planning and co ordination is the key to its successful completion.

Aspects of Project Management Services

The key areas which a Project Management Consultant / Firm would have to monitor and control can be broadly divided into three major phases which are ;

1. Pre-construction Phase
2. Construction Phase
3. Post Construction Phase

Pre-Construction Phase involves

- a) Forming project team - Sourcing and advising the client to appoint the right set of consultants.
- b). Estimation and budgeting - depending on designs of the consultants, budgets shall be appropriately decided for each set of works up to a measurable micor level.
- c) Tendering - preparation of tenders, Preparing work specifications, inviting bids from rightly sourced agencies, tender analysis and recommendation for award of work. This needs to be in co-relation with the project bar charts/execution planning; which will enable timely appointment of contractors and will ensure all the contracting agencies to complete their works on time and maintain the overall project schedule and hence avoid project time & cost over-runs.

Construction Phase involves

- a) Co-ordination of all Project Consultants (designs) and Execution Teams (contractor's work execution. With good co-ordination one can avoid time and cost over-runs and ensure designs are executed in the right manner.
- b) Facilitating the project progress by helping the client in appointing the right set of execution teams at the right times during the different project phases at the right price.
- c) Planning & monitoring of project progress, project finances (preparing bar charts in co-relation with expected expenditure forecasts, material procurement schedules, contractor appointment schedule, constant monitoring of



budgets prepared and updating the project team and clients on a timely basis of any variations).

d) Monitoring quality of workmanship through systems and quality checks, check on use of materials as

per specifications of consultants etc

e) Advising & sourcing of materials which are environment friendly, locally available etc.

f) Guiding the client with scheduling of procurement and installation of project specific equipments and their installations in co-ordination with other project teams for ensuring successful installation, testing and commissioning of the same.

g) Total reconciliation of works with respect to designs.

Post Construction phase

- a) Guiding the client in system documentation.
- b) Preparing systems for the clients to enable them to maintain and run all engineering systems installed in their building.
- c) Ensuring virtual completion of the project and checking all systems for smooth functioning.

BENEFITS OF PROJECT MANAGEMENT SERVICES

Good Project Management services would achieve a successful project through the judicious balance of time cost and quality.

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