

PROJECT LIFECYCLE

PHASE 1

1 PROJECT DEVELOPMENT

Development of Preliminary brief & client's drivers. What is the goal – cost / quality / speed of build

Analysis of site to establish potential layouts based on project requirements including civil and infrastructure considerations

Production of high-level design & regulatory programme.

Market analysis and comparison to establish financial estimates

Master planning and agreement on project structure & roles

PHASE 2

2 PRE- CONSTRUCTION

Procurement and Appointment of Consultants

Consultancy with Local Government authorities

Produce Concept Design and cost estimates

Submission of relevant consent applications

Oversight of complete design package (Consent, Tender Construction documentation)

Procurement of Construction Contractors via early engagement or tendering

Co-ordination of consultants / client / contractor

Confirmation of Master programme and establishment of key dates

PHASE 3

3 DURING CONSTRUCTION

Development of Subcontractor Procurement Plan and nomination of preferred contractors if required

Long & short-term programming for your project

Establishment on site & establishment of Site-Specific Health and Safety systems

Development of Quality Control Plan

Commencement of Construction

Procurement of Long Lead items and Specialist Items

Ongoing design management and coordination of relevant consultants

Monitoring of Construction works

Practical Completion, Code of Compliance and Building Warrant of Fitness issued by Local Authority

Building handed over to client in "Soft Form" with contractor assistance.

PHASE 4

4 POST CONSTRUCTION

Post Construction Project Debrief

Commencement of Defect and Maintenance Period

Development of Operation & Maintenance Manuals

Final Handover of project

Final Debrief for the project

Yearly Inspection for building Warrant of Fitness undertaken by client appointed contractor

