

The success of a construction project hinges on appropriate planning and execution by all parties.

A project manager takes a central role at every stage of a project, establishing the brief and ensuring the necessary resources are managed through to completion.

In the current climate of strict budgets and timescales, overspending and project delays are commonplace in the construction industry. Clients can be left exposed to unnecessary risk when pre-construction preparations are neglected. Without a diligent Project Manager overseeing appointments, projects are often left in the hands of inappropriate personnel, both in terms of consultants and contractors.

The bigger picture

Our project managers and surveyors are experienced in many areas of the property industry, so we have an appreciation of how projects may be influenced by other matters e.g. funding arrangements, lease deals etc.

Technical Understanding

We have extensive knowledge of construction technology and contract law to tailor our advice based on the individual merits of each project.

Collaboration

Project managers inherently need to work alongside stakeholders. We utilise our negotiation skills to minimise disruption and avoid costly disputes.



The Key Phases of a Construction Project

1

A brief is taken and project parameters are identified

2

Project planning includes appointment of a design team

3

Procurement of a contractor through the most suitable method

4

Execution of the construction phase

5

Progress monitoring and completion of the works

PEACE OF MIND FOR THE CLIENT

Health and Safety is arguably the single most important aspect of construction. Many instructing clients are not construction professionals, therefore we always make sure their duties under CDM Regulations are clearly set out, and that appropriate measures are in place to reduce or eliminate risks.

Whether the project involves new development, extensions or refurbishments; the principles of construction remain the same. It is important that relevant investigations are considered, along with specialist input early in the design stage, to reduce the likelihood of issues during construction. Examples include undertaking environmental studies and appointing engineers. The Project Manager should identify these needs and bring together a design team of sufficient capability.

Each designer should have a defined scope of their responsibility and clear agreement on their liability. The Project Manager is responsible for securing such appointments. The client's risk can be further mitigated with the use of collateral warranties where applicable.



ON TIME, ON BUDGET

There are various procurement methods at a client's disposal, each with their own pros and cons. It is the Project Manager's job to weigh up the options and achieve an appropriate balance of time, cost and risk.

With each consultant or designer having a separate brief, a diligent Project Manager will ensure all parties are presented with milestones and pull the information together coherently. The project has the best chance of success when the contractor has clear and concise instructions. As the old saying goes, *fail to plan; plan to fail*.

The nature of property means that unexpected issues can be thrown up at any time, threatening the programme and the budget. At Compass, we continuously monitor the progress of our projects and take the initiative in sharing information to deal with any potential problems on a preventative basis. It is advisable to set out uniform procedures, file structures and performance goals at the outset so that each stakeholder is accountable for compliance in their role. Project meetings are held on a regular basis to provide the most effective form of communication.

One of the common causes of disputes in construction is payment. Compass take an active role in ensuring any payments made under a building contract are proportionate to the works undertaken. Contractors will often apply for higher amounts than they are due. We have a track record of making sure our clients always achieve best value for money.

Beyond Completion

Even when the responsibility contractually falls to others, the Project Manager should always check that the quality of work meets expectations. Certifications and notices under a building contract will always be vetted before gaining our approval.

The role does not simply end upon Practical Completion of construction works. We go the extra mile in securing a smooth handover which includes an exhaustive set of critical documents. Often, a new occupier may be waiting to take possession of the building and a complete project file assists the process.

If you are considering undertaking a construction project or would like some initial advice from one of our experts, please get in touch.

