

Guide to Pre-Construction Tasks

Negotiate and enter into pre-construction service agreement with the owner. Five main points guide the Pre-Construction Phase.

- Project Delivery Method with owner's and 3rd party contractors involvement
- Having the right team competencies
- Profitability of the construction project
- Realistic timeline
- Constructability review and validation of the design

The outcomes of the pre-construction effort are as follows:

1. Knowing all requirements as specified by owner
2. Develop a precise Procurement plan
3. Evaluate the risk of cost impact of materials and product
4. Outline an executable Construction Plan
5. Develop, review and validate the Basis of design
6. Ensure Construction-Driven Engineering and Design
7. Ensure having a comprehensive and completely tagged 3D model available
8. Review and validate constructability
9. Develop a clear construction scope ISBL and OSBL
10. Think of options for alternative cost-saving efforts
11. Improve on a Modularisation Concept to reduce construction time onsite
12. Establish a complete equipment list
13. Develop a validated cost estimate of construction
14. Engage in Valued Engineering to optimise construction cost estimates
15. Plan for an integrated project schedule
16. Analyse risks including project funding
17. Clarify all utility requirements
18. Investigate environmental /city/council and construction permit requirements
19. Develop a workforce and mobilisation plan including competence requirement
20. Have all general arrangements at hand
21. Have a site plan, site evaluation and site survey in place
22. Develop a logistic and expediting plan