

Delivering Clients Vision



C o n s o l i d a t e d
Project Management

- CLIENT REPRESENTATION
 - PROGRAMME & PROJECT MANAGEMENT
 - PROCUREMENT MANAGEMENT
 - TENANTS FIT-OUT COORDINATION
 - CLAIMS & DISPUTE RESOLUTION
 - ARBITRATION & EXPERT SERVICES



Consolidated Project Management

ABOUT CPM

Consolidated Project Management (CPM) is an ISO certified multi-disciplined consultancy providing unique services to clients in the construction industry.

The company's management team has combined project management experience over decades. We are able to take the best Engineering and Project Management practices and apply them to unique environments. The results is the project team able to respond to the needs of clients in the most demanding environment.

“WE BELIEVE IN A PHILOSOPHY THAT POSITIONS OUR CLIENT IN THE CORE OF OUR BUSINESS”

OUR MISSION

- To provide a comprehensive management begins when the project is an idea & continues along with its life cycle.
- To look for our client's best interest in an environment where our staff is valued and challenged.
- To deliver exceptional project management services to our clients to meet the unique need of their projects.
- To achieve full satisfaction and added value to our clients.

OUR BENEFITS

- Independent evaluation of the cost schedules and overall construction performance
- Full time coordination between design and construction
- Minimum design-construction time by using phased construction
- Allows price competition from contractors as well as sub-contractors
- Facilities claims avoidance

OUR EDGE

- A construction management firm earns a reputation, and the reputation is earned through the firm's ability to deliver projects on time & within budget.
- We always seek to be “up to speed” with modern technological developments
- Our benefits commitments are to improve communication, avoidance of claims, enhanced cooperation, cost and time efficiencies, effective scheduling, monitoring and control of work.





OUR SERVICES

- **Client Representation**
- Development Leadership
- **Programme Management**
- Project Management
- **Feasibility Studies**
- Planning and Scheduling
- **Design Management**
- Buildability Review
- **Quantity Surveying**
- Bid and Award Phase Services
- **Construction Management**
- Contract Management
- **Procurement Management**
- Estimation & Cost Management
- **Value Engineering**
- Risk Management
- **Final Commissioning & Handing Over**
- Tenant Fit-out Co-ordination Services
- **Project Abridgement**
- Regaining Distressed Project
- **Claims & Dispute Resolution**
- Expert Witness Services
- **Delay and Disruption Analysis**
- Cost and Damage Assessment

OUR SECTORS

- **Corporate Real Estate**
- Mixed Use Buildings
- **Residential /Housing**
- Hospitality
- **Shopping Malls**
- Banks
- Health Care
- **Education Facilities**
- Airports
- **Roads & Highways**
- Bridges & Tunnels
- **Infrastructure**



CPM SERVICES

Client Representation

CPM actively understands Client's requirements, organizational culture, operations and objectives.

CPM represents the Client in every phase of a project and each situation that arises; in best professional interests. Seeking the best value gained and add to the project objectives through all project's stages.

CPM communicates / interacts with all involved parties and manage the Decision Making Process.

Development Leadership

CPM's comprehensive services have the result of keeping multiple, interrelated projects in harmony, on time and within budget,

CPM help an array of stakeholders that can be brought together to fund, lease, manage and sell the property(s), to totally comprehend their risk and reduce the uncertainty of over exposure in their capitals.

Programme Management

CPM developed a comprehensive programme management services can keep groups of interrelated projects in sync, set up objectives, plans and priorities, and identifies and resolve problems.

CPM manages collectively multiple projects as programmed; to capitalize on benefits that would be achievable if the projects were managed separately.

Project Management

CPM provide a comprehensive / integrated project management through planning & design, including cost / budget estimating & control, through contract management & administration, quality monitoring during construction to completion, final commissioning & handing over and maintenance.

CPM's five key factors for a successful Project Management:

- To **Plan** the work processes to match the time value of money.
- To **Achieve** pre-defined quality goals.
- To **Deliver** real value and budget rationalization.
- To **Identify, Quantify, Qualify, Monitor** and actively **Respond** to the project risk.
- To **Adapt** to the issues occurred by flexible management and keeping projects on track

Feasibility Studies

CPM provides a realistic study to assess if it is possible to meet the requirements specified subject to constraints of Budget, Resource and Time, suggests the alternative solutions to achieve the desired targets considering the Client's specific constraints and potential risks.

Planning & Scheduling

CPM service will quickly and easily create project plan.

CPM performs all of the project management planning tasks required to deliver the project on time and within budget. Planning is the most important process in the project, as it provides the clear vision during the construction phase whether they are on track or to be adjusted and brought back to the track.



Design Management

Considerable part of the developers are viewing 'design and build' as the low-risk, cost-effective, bespoke means of meeting their capital project requirements.

CPM 'Design and Build' services aim to be flexible and adaptable to particular needs, whatever the requirements of the individual project or organization, providing a comprehensive project solution from initial feasibility study through design and planning to quality monitoring during construction.

Buildability Review

CPM performs construction expertise review for the project's technical documents (Drawings and Specifications) to improve the effectiveness of the project design documents.

Buildability reviewers should be reviewing issues that affect the ability for contractors to understand the drawings and specifications well enough to provide well informed bids and meet the project's requirements during construction and be considering if the drawings and specifications are allowing the contractor to perform the work in the most efficient manner possible, while delivering the project.

Quantity Surveying

CPM's quantity surveying experienced team will contribute to the project starting from Feasibility Study, through Design (Concept, Schematic & Detailed), pre tender contract documents review through the Bid / Awarding, Execution, Claims and project account close up in a professional and impartial performance.

Bid and Award Phase Management

CPM provides comprehensive bid and award phase management services preparation, coordination of document distribution, coordination with bidding contractors, managing bid process including, bid opening, documents check, quotation analysis, contract negotiation, recommend award coordinate all pre-construction tasks, Project site handover up to and including the construction kick-off meeting.

Construction Management

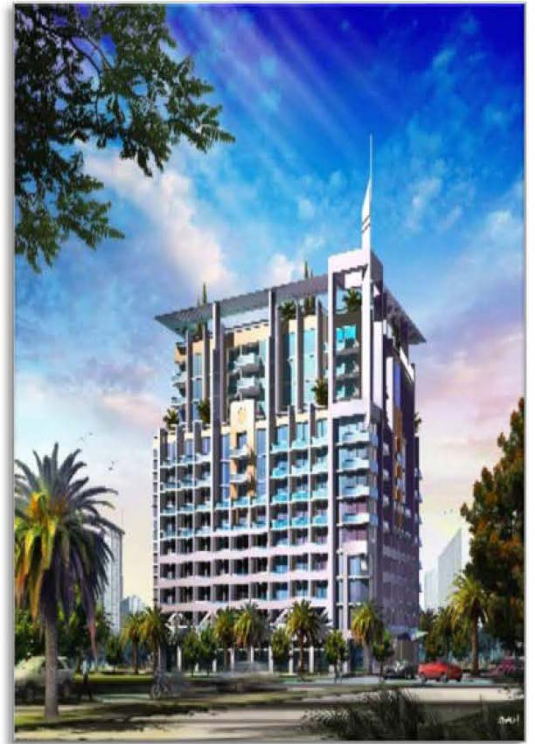
CPM manages the main contractor or limited package which is not limited to trade contractor selection and negotiation, contracting, planning & scheduling, constructability review, procurement, value engineering, risk planning, coordination, communication, monitoring & controlling, contract administration & management and / up to close the project.

CPM's professionals are well credentialed, with many of years of robust and tested hands-on experience in the construction industry. This experience, gained on interesting and challenging experience on construction projects across the globe, gives CPM project teams the practical knowledge they need to effectively manage virtually any type of capital project

Contract Management

CPM plans and manages the highly complex legal and technical exchanges that follow tender appraisal, and undertakes an active part on the client's behalf to bring the contract negotiations to a successful conclusion as swiftly and efficiently as possible.

CPM takes responsibility for success. At every stage, the advice offered will be aimed exclusively and impartially towards that goal. **CPM** team has the technical skills, practical experience and commercial awareness to ensure that every client receives the highest standard of service.





Consolidated Project Management

CPM SERVICES

Procurement Management

CPM offers methods by which items and services are procured. The procurement management process involves managing the ordering, receipt, review and approval of items from suppliers, determine the contract type.

CPM procurement process also specifies how the supplier relationships will be managed, to ensure a high level of service is received within or below the budget and to "get what the Client has paid for".

Estimation & Cost Management

CPM has successfully prepared cost estimates for large and challenging projects support of planning, design, construction, renovation, operation and maintenance, in addition to change order negotiations and claims support.

CPM ensures accurate estimation of Project's costs by involving the engineering staff on project cost estimates and value engineering. Budgetary and detailed cost estimates are developed in accordance with client's direction and instructions. Vendor quotes are tested on the local market where appropriate, local material costs are obtained from suppliers in the vicinity of the project, and labour productivity rates are derived.

Value Engineering

CPM manages value engineering team members through the design and construction processes to get more out of the project in every possible way, increase the bottom line, decrease cost, improve quality, shorten the schedule, check the high-level budgets, pay item structures & quantities, control quality, and generally squeeze more benefits.

Risk Management

CPM establish risk management system deals with the risk (threat-opportunity, potential risk in project documents, mitigation/exploit strategies, analyzing of project characteristics, project environment factors, lessons learned and stakeholder conflict of interests.

CPM risk management confirms minimizing the probability and impact of negative risks (losses, injuries and industrial / commercial hazards) while maximizing the probability and impact of positive risks (shorten the schedule, budget, add value).

Final Commissioning & Handing Over Management

CPM manages the projects parties to ensure that the project's systems have been successfully commissioned all over project stages starting from the selection and approval of systems through the checks & tests carried out by project's parties after the equipment has been installed. Then, verifying that installation meets manufacturer's requirements. Up to the successful operation including Testing, Adjusting & Balancing (TAB), snagging / de-snagging and confirming that the selected, installed, checked, tested, commissioned and successfully operated systems meet the projects requirements.

CPM provides integrated Handing Over management assuring the successful verification for the full achievement of the project's objectives as planned & approved by the Client. Including the establishment of the project data base to allow for successful property management by the Client / Client's Agent post handing over and closing the project's accounts assuring all project's parties have conducted their obligations as per project's contract documents.

Tenant Fit-out Coordination Services

Tenant fit-out is perhaps the most time consuming, detailed and important part of a retail or commercial project.

CPM provides Tenant fit-out Coordination for the Client post handing over of the project, be it retail, office, commercial or mixed use property.

CPM coordination service involves ensuring the completion of the fit-out meets or exceeds the agreed vision of the owner and key stakeholders and tenants managing their works with a strict adherence to agreed plan and quality.



Project Abridgement System (PAS)

CPM's Project Abridgement System (PAS) services support project success by independently anticipating problems, identifying setbacks and recommending solutions to stressed areas of construction process or phases. This is the sole reason for PAS to exist. It is mobilized to give the client an objective set of information to allow them to make smart and informed decisions about critical issues before they can manifest themselves into major problems.

CPM's PAS units report in a timely and objective manner, by evaluating the results and planning of the project team, to monitoring schedules and analyzing costs. Teams include specialists in all phases of construction, so that the myriad of events that occur on a project can be assessed and evaluated in a timely way by the right expert who are leaders in their disciplines, the Client's benefit from strong recommendations, which are both technically and financially sound.

Regaining Distressed Project

When the success of the project is threaten; budget baseline is overrunning, scope is creeping, risk factors are escalating, quality is slashing and running cost is increasing the Client decision making process is a very critical activity and hardly in need to clear vision to make decisions.

CPM multi-functional members used to address critical needs, regain control, create new plans and provide the Client with the professional solutions, alternatives and recommendations to get the project back on track.

Claims and Dispute Resolution Management

CPM experts conduct a detailed analysis of the claim to facilitate resolution. By reviewing and analyzing all relevant project documents contract types and performance information our Management Team can get to the root of any dispute and provides Claims analysis and technical support to clients.

Ever-growing pressures in the development process steadily increase the necessity - and difficulty – of maintaining good relations throughout the supply chain. Our team of experienced senior professionals can help resolve difficulties and keep participants on board and projects on course. We offer specialist technical knowledge in all key disciplines, extensive hands on technical experience, a rich database of relevant records, and specialist software for exploring scenarios cost effectively.

Expert Witness Services

CPM and associated experts brings together senior members of the firm to provide expert advice to Clients and contractors regarding the development and defence of commercial and formal claims.

CPM also offers specialised support to its Clients and the legal profession in Arbitration, Litigation and Alternative Dispute.

Delay and Disruption Analysis

CPM's team will evaluate projects schedule and identify all possible pitfalls in scope, logic, sequence, duration and help to sort out critical vs. non critical activities. We utilize the methods for evaluating delays and determining damages and to maintain constant coordination with effective monitoring of all aspects including Functional efficacy, Costs Control, Quality and Schedules of works etc. The requirements of the Client, though forms the primary Objective of the Project, seldom got attention it deserved.

Cost and Damage Assessment

CPM's team evaluates of cost and damages begins with a performance of the contractor's cost. Based on the results of claim analysis, and prepares an independent estimate of costs the contractor may be entitled to recover under the appropriate remedy granting clause of the contract or alternative breach of contract. The damage review will include an analysis of the contractor's efforts to mitigate its damages, evaluation of its cost accounting system and analysis of method employed to calculate damages.





Office no. 2312 ETA's Star Al Manara Tower
Marasi Drive, Business Bay, Dubai, UAE

Tel.: +971 4 426 7522 | UK: +44 7553 761326 | UK: +44 74620 40040

P.O. Box: 4407 Dubai, UAE

E-mail: nbinfo@cpm-global.net

Website: www.cpm-global.net

