

Construction Project and Cost Management Limited (cpcm)

cpcm carries the responsibility as overall Project Manager to every kind of construction project

Global warming and need for ecologically sustainable lifestyles is a major challenge facing society. Sustainable development is one of the key themes at Energy cpcm Ltd and the focus of our Construction project management programme.

We have the developers equation updated to new government and european incentives now established to prove sustainability and profitability are compatible with one another.

Our Motto:

The focal point to optimising efficiency is through strict monitoring of the building programme, controlling all costs and maintaining quality at all stages leading to maximising profit.

Services of the Group:

- Forming the design team, consultants and nominating the contractors and specialists. Co-ordination of all members of the design team, planning approval from the appropriate authorities
- Formulation of the construction programme. Establishment of contracts, bonds and payment plans
- Construction process coordination and control of all on site participants to handover stage
- Control of the design process within budget and evaluating variations in relation to its life cycle cost/value
- Preventative claims management and settlement of disputes
- Reporting to the client regarding development of the project and trouble shooting
- Establishment of commercial strategies and document control

Your Benefits:

cpcm ensures complete cost planning control.

We project manage and support you in every phase of your project offering you only the best advice available.

Cpcm Ltd is a member of



Royal Institution of Chartered Surveyors

in association with **kalc** 
kostenmanagement

International Project Management

- Client representative. Setting and thereafter maintaining cost and time limits to all construction and consultant activities
- Formulate project budget
- Distribution of operational responsibility and their related contractual costs
- Supervision, control and valuation of any approved variations
- Supervision of construction and engineering works according to contract, implementation and removal of defects

Commercial Management

- Extensive experience with evaluation methods of financial reporting (Excel spreadsheets), personnel planning, progress and logging of construction priority commercial working procedures
- Payment certification, programming and planning using power project management
- Use of up to date computer soft- and hardware

Purchasing

- Cost Planning, Estimating and Value Engineering
- Formulate Bills of Quantities. Measurement/evaluation of construction works in accordance with regulatory building standards e.g. Deutsche Industrie Norm (DIN)
- Submit tender enquiries to selected list of subcontractors
- Selection and valuation of supply only items; Analysis and valuation of quotations - National and International

Pricing

- Compile Built up unit rates (Labour, plant, materials, overheads and profit), negotiate discounts, provision of provisional sums, summarising construction costs as required by Governing Body eg. German Cost Grouping Procedures (DIN 276), or BSI in the UK
- Bid analysis and recommendation of most competitive unqualified quotation

Monthly Valuation and Final accounts

- Submission of quotations, variations and late payment reminders as set out in contract
- Checking payment of invoices, Bank credit organisation, profit/loss and liability assessment, anticipated risk analysis and liquidation protection
- Cash-Flow-Analysis particularly for major long term budgeting requirements from banks
- Budget reappraisal - from feasibility to forecasting project completion costs

Contracts Management

- Recommendation of form of contract and explanation of contractual duties of parties
- FIDIC, VOB, VOL, HOAI, ICE, JCT e.g. FIDIC clause 5 - Contract Documentation to clause 67 Settlement of Disputes, or HOAI in Germany
- Accumulation of competitive quotations and contract negotiation
- Contractual deadlines, assessing dates for start/completion of trade works
- Allocating cost responsibility for new/fixed price works, creditors etc.
- Construction insurance, guarantee bonds, defects liability, retention bonds
- Completion of formal contractual agreements for main contracts and consultants

Claims Management

- Claims preparation and submission of additional cost reimbursement within the various forms of contract when contractually valid
Recovery of liquidated and ascertained damages
- Construction programming and critical path analysis

Due Diligence

Unbiased technical and professional advice is essential and always required prior to signing a real estate contract, especially in view of the complexity and technicality of the buildings involved, the contract laws and regulations that affect real estate transactions.

The objective of due diligence is to identify the site compliance with respect to current planning regulations, codes and the design or property survey required. Due diligence investigates the real estate property conditions from the following perspectives:

- Cadastral
- Technical (building systems)
- Health, safety and environmental

Due diligence, which could be more accurately termed "site assessment", compares the actual current state of the property with its description as recorded in official documents and clears up any discrepancies which may be found.

Due diligence is carried out prior to the acquisition of the property and is aimed at determining the potential costs which may be incurred in the event of non-compliance or potential and/or actual liabilities.

cpcm, a leader in this field, applies an assessment approach in the initial phase called Property Report and Survey or preliminary due diligence. This approach allows a determination, in a relatively short period of time, of the general condition of a property, assessing the site compliance with respect to current existing status or new design also establishing and considering the budget and future costs. Such consideration should be made when there is an interest in the further new construction design procurement or purchase of the existing property.

This in essence, documental audit is a preliminary instrument, used not only by purchasers but also by sellers in order to select the properties that can be put on the market and sold with success in the short term or alternatively consider the long term life cycle cost over say a 30 year period.

Construction Planning and Programming – Delay Analysis

cpcm provide the client with the benefits of critical path analysis and base claim analysis on 'as-planned impacted' method of delay analysis.

The 'as planned impacted' technique operates by adding or 'impacting' delays onto the planned programme.

cpcm evaluates the effects of change/delays to the contract, incorporates activities into a computer-generated programme and then reschedules to produce a revised completion date.

Advantages and risks

The technique tends to work well when activities are largely sequential and the logic is prescriptive. For example, when constructing a high rise concrete framed building, the contractor will have little, if any, opportunity to vary the planned sequencing and therefore the results of any 'as-planned impacted' delay analysis may well reflect what actually occurred and would thereby produce a fair and reasonable conclusion.

However, it should be noted that if only employer delay events are impacted onto the baseline programme, no account will be made for the contractor's own delay (or, for that matter, any mitigation and/or acceleration measures undertaken).

It is often observed that when this form of analysis is carried out, it produces a revised completion date much later than the date of actual completion of the project. Contractors usually suggest that this is evidence of the success of their acceleration or mitigation measures but, more often than not, it is probably more likely to be evidence of the theoretical nature of the methodology.

If the links between activities are wrong, or more likely, what happens if there are a variety of ways of linking the activities – none of which are 'wrong' but all of which differ depending on the assumptions made about how the work will be resourced and carried out?

Apparently similar programmes can produce different results when a change event is added, because the links were based on different assumptions. In these circumstances it can be very difficult to say which of the two results is right and which is wrong. cpcm can agree on a baseline-linked programme.

It is important to keep in mind that the critical path can (and is likely to) change during the project. If the actual critical path does not correlate to the baseline programme upon which the analysis is based, then the results of that analysis will have little or no relationship to the actual events occurring on site at the time of the change.

Only someone with expertise in programme analysis (and in possession of all the back-up information), will be able to plan and thereafter contractually demonstrate how the analysis has been performed. If

hidden mistakes (accidental or deliberate) exist in the analysis then these may have dramatic effects on the results being shown. As always with this subject, it is a case of 'handle with care'.

cpcm provides professional construction programme planners with the essential support derived from complex construction project experience.

Projects, References:

[Superstructure, Specialist Construction, Housing](#)
[Transportation](#)
[Civil Engineering](#)
[Telecommunication](#)
[Mechanical and Electrical](#)
[Energy](#)

Superstructure, Specialist Construction, Housing



Project: US Embassy Berlin
Customer: US Embassy
Details: Budget Control, Local Project Management Support
Place: Berlin
Value (in Mio. EUR): confidential



Project: Pinnow Industrial Estate
Customer: CIT Technologies Ltd.
Details: Due Diligence, Property Survey and Valuation
Place: Brandenburg
Value (in Mio. EUR): confidential



Project: New Berlin Stock Exchange, "Trade Dealer Floor"
Customer: Sir N. Grimshaw, Industrie- und Handelskammer
Details: 1200 m² high quality fit out works
Place: Berlin
Value (in Mio. EUR): 3



Project: Havelpromenade Hennigsdorf
Customer: AMEC Construction
Details: 160 Apartments including office space and a restaurant, underground parking and external works. F/A & Claims Surveyor
Place: Hennigsdorf nr. Berlin
Value (in Mio. EUR): 14



Project: Sony Center
Customer: Tischman Speyer
Details: Client representative final account audit
Place: Berlin, Potsdamer Platz
Value (in Mio. EUR): 128



Project: Hotel renovation and retail complex
Customer: Radisson Hotel
Details: Specification, FIDIC Contract and cost management consultant
Place: Georgia
Value (in Mio. EUR): 60

Transportation



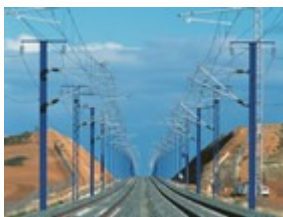
Project: ICE Railway Construction Frankfurt-Köln
Customer: Siemens AG, Lancaster House, Roland Berger
Details: Contracts advisor. Financial awareness report. Project Profit Optimisation. International Management Consultant
Place: Frankfurt/Main
Value (in Mio. EUR): 320



Project: Lehrter Bahnhof train station
Customer: Deutsche Bahn, Homola Projekt Management
Details: Claims Management; Reduction of claim by 50%
Place: Berlin, Potsdamer Platz
Value (in Mio. EUR): 512



Project: Ankara Rail Project Consortium
Customer: Bombardier, Siemens
Details: Project Management, Financial Reporting
Place: Turkey
Value (in Mio. EUR): 250



Project: Rail Traffic Programming and Coordination (IVV)
Customer: Balfour Beatty Rail
Details: Commercial Trouble-Shooting. Financial analysis of assets, cash flow, claims, P&L and procedures.
Place: Braunschweig
Value (in Mio. EUR): confidential

Civil Engineering



Project: Computer Chip Factory AMD Dresden
Customer: Advanced Micro Devices USA
Details: Mechanical & Electrical - Valuation of variations.
Contract advice. Budget control
Place: Dresden
Value (in Mio. EUR): 256



Project: Commerzbank
Customer: Sir Norman Foster, Davis Langdon & Everest, Prof. Weiss GmbH
Details: Civil engineering and highrise superstructure incl. ancillary buildings and renovation. Pre-contract work, cost planning, tender list preparation
Place: Frankfurt/Main
Value (in Mio. EUR): 464



Project: Canary Wharf FC 1
Customer: Sir Robert McAlpine & SONS Ltd., Credit Swiss First Boston
Details: Civil engineering and highrise superstructure. Contract and Commercial Manager. QS Services. Subcontract buyer, valuation and variations
Place: London
Value (in Mio. EUR): 128

Telekommunikation



Project: Telecommunication Center
Customer: TeleCity
Details: Mechanical and Electrical Site Survey reports. Commercial Management. Various trade contractors requested for substantial variation work. By coordinating meetings on site with the design team we clarified immediate alternative working design approvals which enabled the contract final account to remain within the clients budget.
Place: Frankfurt
Value (in Mio. EUR): 8



Project: Telecommunication Center
Customer: City Reach
Details: Budget control, Contracts advisor.
Place: Berlin, Spandau
Value (in Mio. EUR): 80



Project: Various
Customer: Roland Berger, Nokia, Imbau
Details: Contracts advisor. Financial awareness report. Project Profit Optimisation.
Place: Berlin, Düsseldorf, Frankfurt/Main
Value (in Mio. EUR): 5-88

Mechanical and Electrical



Project: Saudi-Arabian Embassy
Customer: Thinet International
Details: Commercial and contractual advisor. Complete tender pricing for new build diplomatic quarters.
Place: Berlin
Value (in Mio. EUR): confidential



Project: Hilton Hotel Refurbishment
Customer: Hilton International, AYH
Details: Project Management. Cost reports, clients representative to final account stage.
Place: München
Value (in Mio. EUR): 50

Energy



Project: Hydro Power Plant, 95 MWA new build station including structural works, Siemens Generators and ancillaries.
Customer: Siemens Erlangen / The Kenja Power Company.
Details: FIDIC Contracts Management, Final Account. Due to a complete redesign, a remeasure of the concrete structure enabled savings to compensate major variation work enabling the Client to complete within the original budget.
Place: Gitaru, Kenya
Value (in Mio. EUR): Confidential



Project: Aswan Dam Turbine and Power Station. New build and replacement of Turbines within Power Station
Customer: Hydro Plant Generation Company
Details: Claims and Commercial Management. Contract manage claim preparation on behalf of Joint Venture partner Siemens, Voith.
Place: Egypt
Value (in Mio. EUR): Confidential



Project: Geothermal Power Plant, 10 MW X 10 stations New build - Germany
Customer: Electricity board End User. Private investor.
Details: Projekt Management, FIDIC Contracts Management, Complete responsibility for the Design Team, 5km deep drilling, Seismic, Generators to final Operations and Maintenance
Place: Mollasse Basin, Munich
Value (in Mio. EUR): Confidential



Project: Hydro Power Station - The Kenya Power Company Gitaru
Customer: Siemens AG, James R. Knowles Consult
Details: FIDIC Contract Advisor. Siemens representative in the complete measurement of civil works to monitor Mowlem Construction Int.
Place: Erlangen
Value (in Mio. EUR): 80



Project: Cablework Köpenick (KWO)
Customer: BICC Balfour Beatty Ltd
Details: Commercial Manager for Balfour Beatty Germany, new build and renovation of cable production hall. SMM 7. Office and industrial - 6.000 m²
Place: Berlin
Value (in Mio. EUR): 17,5

How to get in touch with cpcm:

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