

SUCCESSFUL REDEVELOPMENT

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Phase 4: Construction

SUMMARY NOTES



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Teams Forming Systems

1. Developer:

- Construction (*Site*)
- Management & Coordination (*Office*)
- Consultants (Architect, Structural, Geotech, MEP)

2. PMC

- Inspections & Data Capture (*Site*)
- Monitoring, Tracking, Data Management & Reporting (*Office*)

3. Society

- Managing Committee (MC)
- Advisory/ Tech Committee, if necessary

Working Systems

1. Quality Control

- DA Specs, Consultants' Drgs & Specs, Inspections, Certifications
- Materials, Workmanship, Supervision by Dev Site Team
- Testing, Mockups, Audits, Safety by Dev Site Team
- *Monitoring by PMC*

2. Progress Tracking

- DA Provisions, Detailed Project Schedule from Dev
- *Structure & Activity wise Tracking by PMC*

3. Coordination among Dev, Soc, PMC

4. Communication among Dev, Soc, PMC

5. Documentation & Reporting by PMC

Reference Documents

1. DA, Tender Documents – *(And their Summary Extracts)*:
 - Materials: Specifications & Approved Brands
 - Work, Process Specifications
 - Contractual Conditions (BGs, Insurance etc)
2. Approved Plans, Building Permits
3. Consultants' Inputs:
 - Working Drawings (Arch, Structural, MEP)
 - Work, Process Specifications & Reports
4. Quality, Safety Manuals, Codes of Practice
5. Detailed Project Schedule & Milestones

Major Steps - Developer's Functions

1. Further Approvals ... **[R]**
2. *Inputs*: GFC Working Drawings, Materials, Labour, Funds ... **[R]**
3. *Supervision & Coordination*: (Consultants, Contractors, Vendors)
4. *Quality*: Testing, Work/ Process Inspections, Certifications, Defect Rectification, Audits ... **[R/GP]**
5. *Safety*: Gear, Access, Audits, Insurance
6. Maintain Registers & Records ... **[R/GP]**
7. Contractual Obligations
8. Statutory Requirements
9. Progress Reports to PMC ... **[R/GP]**

M: Milestone, R: Record, GP: Guideposts – Ref. www.redevelopment.info

Major Steps - PMC's Functions

1. Monitoring as different from Management
2. Monitoring System:
 - *Site Engineer*: Inspections, Data Capture ... **[GP]**
 - *Site Visits (SV)*: Project Coordinator (Int. Coordination) ... **[R/GP]**
 - *Project Review Meets (PRM)*: Work, Decisions, DA Terms ... **[R/GP]**
3. *Quality*: Inspections, Testing, Record Defects, Record Certifications
4. *Progress*: Activities, Milestones, Delays ... **[R]**
5. *Assist Soc*: Approval of Materials, Fittings
6. *Assist Soc*: Deviations, Contract Provisions
7. *Records*: SVR, MoM, PRReport ... **[R/GP]**

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Major Steps - Society's Functions

1. Attend Monthly Jt PRMs (MC, AC)
2. Act on issues in Weekly SVRs & Monthly PRRs from PMC
3. *Approve: Materials, Amenities, Mockup, Time Extension ... [R]*
4. *Timely Decisions: New Materials/ Processes ... [R]*
5. *Timely Action: Defects, Deviations, Delays, Breaches ... [R]*
6. Release of Securities (BG, Lien on Area)
7. Contractual Obligations as per DA
8. Contractual Correspondence
9. *Transparency: Website, Tracker, SGBMs*

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Milestones

1. Plinth
2. RCC Slabs (*Exist Members*)
3. RCC Slabs up to Terrace Slab
4. Masonry & Internal Plaster (*Exist Members*)
5. All Masonry & Internal Plaster
6. All External Plaster
7. Finishing & Internal Waterproofing Works (*Exist Members*)
8. All Finishing & Internal Waterproofing Works

Milestones (Contd.)

9. Doors & Windows (Exist Members)
10. All Doors & Windows
11. All Services (Plumbing, Electrical etc)
12. All Painting Works
13. Amenities
14. All Balance Works
15. Full Occupancy/ Completion Certificate
16. Repossession

Records

1. Project Kick off Meeting (*MoM*)
2. Dev's Documentation System (*Statement*)
3. List of Required Quality Certifications
4. Communication System (*Statement*)
5. Further Approvals
6. Further Working Drawings
7. Material Test Reports
8. Concrete Cube Test Reports

Records (Contd.)

- 9. Work Inspection Reports
- 10. Process Inspection Reports
- 11. Progress Reports – *Weekly*
- 12. Record of Concealed Works
- 13. Site Visit Reports – *Weekly*
- 14. Project Review Meetings (MoM) – *Monthly*
- 15. Project Review Report – *Monthly*
- 16. Certification of Milestone

Records (Contd.)

- 17. Project Status Report
- 18. Remarks on Request for Time Extension
- 19. Approval of Materials, Fittings and Fixtures
- 20. Approval of New Material/ Process
- 21. Approval of Mock-up
- 22. Approval of Deviation
- 23. Approval of Time Extension

Guideposts

1. Checkpoints for Developer's Site Plan
2. Agenda Points for Kick-off Meeting for Construction
3. Reference Records to be Maintained at Site by Developer
4. List of Registers & Reports to be Maintained at Site by Developer:
 - a) List of Registers
 - b) List of Reports
5. Documentation & Reporting Systems for PMC:
 - a) List of Documentation/ Record
 - b) List of Reports

Guideposts (Contd.)

6. Lists of Certifications during Construction
 - a) by Architect
 - b) by Structural Consultant
 - c) by Geotechnical Consultant
 - d) by MEP Consultant
 - e) by Contracting Agencies
7. Suggested Content of Dev's Weekly Progress Report
8. Checkpoints of PMC's Site Visit
9. Contents of PMC's Site Visit Report
10. Agenda Points for Project Review Meeting
11. Points for Minutes of Project Review Meeting
12. Contents of PMC's Project Review Report

Successful Redevelopment – Recordings

Visit YouTube Channel  Technoesis Redevelopment Help

Sr No	Video Title	Link
1	Webinar-1: Overview	https://youtu.be/QvreZLlibeuI
2	Webinar-2: Initiating Redevelopment & Selecting PMC	https://youtu.be/ys3ylw5ciCA
3	Webinar-3: Feasibility Study & Report	https://youtu.be/_MSBeHWaKmg
4	Webinar-4: Tendering for Redevelopment	https://youtu.be/WTJYOWEttW4
5	Webinar-5: Selecting a Developer	https://youtu.be/3HHyWbqh_is
6	Webinar-6: Pre-Construction Stage	https://youtu.be/iF8U9IxDM5c
7	Webinar-7: Construction Phase - Part 1	https://youtu.be/IQrPM_Vz7KI
8	Webinar-8: Construction Phase - Part 2	https://youtu.be/RXufLpVQ_8c
9	Webinar-9: Repossession	https://youtu.be/PxPEh-Drl4o

THANK YOU !



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