

# ECON INFRATECH

PROJECT MANAGEMENT SERVICES

# **OUR SERVICES**

TIME MANAGEMENT

**COST MANAGEMENT** 

**QUALITY MANAGEMENT** 

**SAFETY MANAGEMENT** 

#### **OUR VISION**

- -To be the best Project Management Service Provider in the construction industry.
- Adopting modern and best construction practices and implementing latest digital and technological advancement.
- -To establish the best Quality and Safety practices of Global Standards with innovative and cost efficient solutions.

#### **OUR MISSION**

We are committed to improve the performance capability of individuals to achieve the organisational and personal goals through providing and understanding innovative, cost efficient and value added services & practices.



# **GROUP STRENGTHS**



# Value Engineering

Project Management

Integrated Service Capabilities

- Value engineering helps to maximize value for money, from inception to completion.
- Value engineering is not a cost-cutting exercise, but is a means of removing any element that adds cost without contributing to function or performance. This might involve materials, processes, suppliers, over-specification or the timing of project phases
- Our project management services involves effective preparation, planning, analysis of risk aspects and risk management, procurement, execution, project control, contract management, completion and commissioning.
- We ensures a comprehensive overview at all stages of preparation and execution and makes it more likely that individual project components and the project as whole remains within the defined time and cost frame.
- ECON undertakes project management of a variety of projects, anything from simple development projects up to complicated construction projects.
- Great importance is placed on analyzing risk factors in projects and maintaining preventive supervision where our experts review budget and time schedules, designs, specifications, bids, project contracts, work arrangements, etc. before work commences.
- Defects Liability as per client requirements



- Innovative approach leveraging latest Tech to reduce overall construction schedule
- Making sure construction site receives error free drawings reducing rework & work stoppage
- Visualization of site constraints on different progress simulations (Digital Twin)
- Instantaneous progress update using in-house built mobile applications





- · Cost data for establishing base lines
- Use of latest software to track costs and centralized monitor & control
- Evaluation of Contractors & Vendors on scientific basis and transparent tendering process
- Reports generation at WBS level

- · Dedicated site team to manage quality
- Maintaining ISO 9001; ISO 14001 & OHAS 18001 standards
- Systematic independent documented process for Quality Audit
- Stage wise production/ construction cycle Quality Control to ensure acceptability
- Operations Excellence by reinforcing competencies of all employees
- Focus on Customer Satisfaction/ Projects ahead of Time
- Cost to Serve through incorporation of best practices





- ECON will endeavor to sustain its market position as the most Safety conscious service provider
- Dedicated site team to manage Safety
- Next Gen Tech for Construction Safety Management using wearable's & CC Cameras
- Well defined Safety Policy & Method statements before start of works
- Tools, Tech, Formats, Dash Board Metrics, KPIs

# **CONSTRUCTION SECTOR FOCUS**



Townships & Gated Communities

Residential Apartments

**Commercial & Retail** 

Health, Education, Institutional

**Hotels & Leisure** 

#### **WORKS OFFERED**



#### Pre-construction

- Project feasibility study
- Design Coordination
- Milestone schedule
- Vendor finalization
- Execution Methodology
- Cost Planning
- Logistic Planning

#### **During Construction**

- Project Monitoring & controlling
- Estimation & RA Bill certification
- Procurements & contractor management
- Progress review Meetings
- QA/QC procedures & inspections
- HSE Management
- Value Engineering
- 3D Building visualizations

#### **Post Construction**

- Financial Closure
- Claims Management
- Snag & De-snagging
- As-Built Documentation

# **PROJECT STRATEGY**



Consultant will coordinate with Client, Architect and other design consultants and contractors involved in the project.

Based on the project requirements, Consultant will define the project strategy for the following:

- Broad execution methodology
- Contracting and financial strategy
- Identification, prioritization of activities
- Quantifying items of work (Bill of Quantities)
- Procurement strategy
- Project documentation related to Field Quality/EHS & agreed documentation of civil contractor billing documents
- Project costing, payment and audit systems
- Consultant shall obtain the approval of Client prior to the implementation of such strategies
- Manpower Deployment and Engagement

#### Services provided:

- Design Review + 3D Modelling
- Project Estimation & Budgeting
- Project Tendering + Procurement Assistance
- Construction Engineering Services
- Field Quality Services
- Vendor Management Services
- Safety as a Services
- Final Project Report
- Manpower Deployment Schedule & Fee Structure
- Exclusions

# **Design Review + 3D Modelling**



#### **Basic Engineering Phase**

- Obtain schematic design drawings from Architects & other consultants
- Review and discussions with Architects & other consultants

•	Review the	engineering	design carrie	d out by consu	ıltants for the f	ollowing Systems	services
			9	<i>y</i>			

HVAC	Landscaping
PHE (Water, Waste Water, Drainage, Solid Waste)	Interior Works
Fire Protection	Facades
Electrical	CCTV
Emergency Power	Security
Vertical Transportation	Any other package to complete the scope
Traffic	

#### Pre Project coordination

- Prepare Works Break down structure
- Prepare Master Schedule including a schedule for all statutory project approvals based on the Project Strategy and getting the same approved by the Client. The Master Schedule will be made as a baseline schedule for further Monitoring of the Project
- The baseline schedule to be updated with the deliverable of Architect and all consultants and should take into account all aspects of the project and review the same from time to time with the Client
- Review and provide comments on design concepts, details, specifications and drawings submitted by Architects, Structural and other services consultants on issues such as design and technical efficiencies, constructability, build-ability, costing, value engineering
- To identify and pre-qualify consultants/designers/ contractors for specialized requirements of the project like lighting, acoustic, signage, landscaping, Firefighting works, plumbing and sanitary works, tiling, installation of modular kitchens, all other MEP and finishing works, etc. as per Client's requirements

# **Design Review + 3D Modelling**

- Convene and lead project meetings as necessary and provide appropriate recommendations to meet client's project schedule,
   construction budget requirements and overall project objectives.
- Carrying out independent quantities take-off exercise for all tender packages & direct purchase items.
- Preparation of procurement plan.
- Review of technical specifications & bill of quantities (BOQ) & priced BOQ prepared by Consultants for adequacy, accuracy & completeness and advice consultants / Client accordingly.
- Develop and maintain a design decision database from conceptual design stage through construction completion by use of digital technologies.
- Coordination with consultants for final fit for construction drawings/ specifications.
- Review and approval of drawing/ document schedule.

#### **Mobilization**

Consultant may require 15 to 20 days to mobilize the resources as identified in the resources matrix (Clause 11 – Deployment schedule), however, the immediate requirement to carry out Pre-Construction stage will be managed by the core team from our H.O.

PRE CONSTRUCTION STAGE - Coordination with consultants for Good for Construction Drawings for structural and civil works & interiors. The review and approval of contractor's schedules, resources and procedures including shop drawing submissions. Ensure that all pre project safety requirements have been fulfilled.

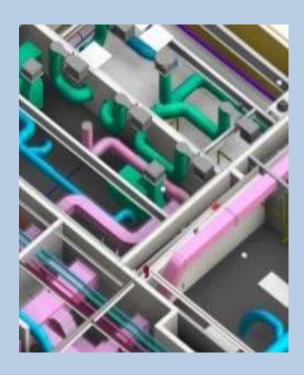
#### 3D Modelling

At the initial kick-off stage of the project, we will produce a 3D model with available architectural and structural drawings available with us to develop a high level project execution and logistics plan.



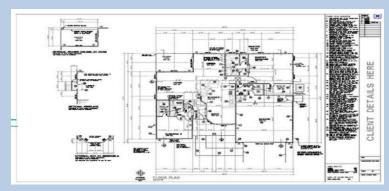
# **Design Review + 3D Modelling**

# **DESIGN REVIEW & BIM SERVICES**



#### **3D Model Coordination**

- Creation of 3D Model
- Clash Detection
- Raise RFI for clash resolution





# **Shop Drawing & Quantity**

- Extraction of 2D GFC drawings
- BoQ extract for SCM & Construction

# **Project Estimation & Budgeting**

The consultant shall prepare a detailed baseline Project Budget in a form acceptable to the client, which will serve as the Project control against which all Designer estimates, contractor bids and other cost information will be measured. The consultant shall submit this detailed baseline Project Budget to the client within 10 days of Approval to proceed to the Construction Documents/Bidding Phase. The consultant shall maintain and update the Project Budget throughout the term of this Contract. The consultant shall report any variances to the baseline Project Budget as part of the Monthly Progress Report in accordance with the Project Scope and Budget Agreement.

The consultant shall prepare revisions to the Project Budget, as needed, and submit them to the client for approval. The consultant shall assist the client in preparing and submitting the Budget Revision request. The consultant shall assist the client in providing materials and documentation as requested.

# **Project Tendering + Procurement Assistance**

- To identify and pre-qualify consultants/designers/ contractors for specialized requirements of the project like lighting, acoustic, signage, landscaping, Firefighting works, plumbing and sanitary works, tiling, installation of modular kitchens, all other MEP and finishing works, etc. as per Client's requirements.
- Carrying out independent quantities take-off exercise for all tender packages & direct purchase items.
- Procurement strategy
- Preparation of procurement plan.
- Material procurement planning: Coordinate for selection of special materials, samples, mock ups etc.



# Construction Engineering Services + 3D Models



#### **Execution Approach**

Consultant to constitute a core project team consisting of key members, who have experience in working on multi-storied residential & commercial township projects, and will address quality, safety and scheduling requirements

#### **Execution Phase**

- Project coordination: Organize and conduct weekly meetings with consultants and contractors. Issue minutes of the same. Track the program schedule, cost against budget, variations, rate analysis/justifications, contract & claims management, Master schedule review & reports, cash-flow, inform client in case of any slippages and rework the same in order to meet the deadline. Also regular site meeting as and when required for smooth running of the project.
- The consultant shall prepare revisions to the Project Schedule, as needed, and submit them to the Client for approval.
- Site Supervision: Full time including night shift site supervision by team agreed as part of this contract. The Consultant shall ensure that they manage their resources to ensure proper supervision of the night works to the satisfaction of the Client.
- Track the program schedule, cost against budget, variations, rate analysis/justifications, contract and claims management, master schedule review
   & reports and cash flow.
- Prepare cash flow statement and monitor the same
- Inform Client in case of any slippages and rework the same in order to meet the deadline.
- Conduct regular site meetings as and when required for smooth running of the project.
- Review and approve contractor's schedules, quality assurance procedures (QAPs), FQAP, resources.
- Site management:
  - Project documentation: Maintain the documents related to the project including good for construction (GFC) drawings, specifications, change orders, schedules, shop drawings, as built drawings, minutes of various meetings.
  - ☐ Material procurement planning: Coordinate for selection of special materials, samples, mock ups etc.

Co-ordination with Architect and Contractors for mock up apartments and quality benchmarking.			
Reporting: Periodic (daily/weekly/ monthly) project reports, as per mutually agreed schedule, highlighting all major aspects of			
progress, quality, safety and cost			
Billing and payments: Review and certify payment requests as per agreed terms of the Contractors.			
Manage change order management.			
HSE: Approval of Project HSE plan of Contractors and monitor implementation of the same. Conduct periodic Audits.			
Certification of contractor's bills & forward to Client approval.			
Contractual correspondence and claim management for all consultants/ contractors.			
Maintain Risk Register for any risks identified pertaining to the project and advice mitigation plan.			
Checking the inwards material received & maintain records for materials reconciliation for stage wise.			
Consultant to take the responsibility of minimizing the wastage as per standards.			
The consultant shall review the Contractor's submitted baseline schedule. The consultant shall be responsible for monitoring			
the timeliness of these submittals and enforcing compliance with schedule submittal requirements of the construction			
documents. The consultant shall evaluate the Contractor's planning for the execution of the work, evaluate the			
reasonableness of the proposed schedule and determine if the submitted schedule meets the requirements of the			
construction documents.			
The consultant shall provide daily observation and monitoring of construction activities such that all shifts and work activitie			
are observed and documented.			
The consultant shall prepare weekly progress reports for submittal to the Designer and the client that summarize the			
progress achieved, provide a concise description of problems and include a copy of the daily log			

[		The consultant shall assist the Designer in determining if construction and construction related activities are performed in
		accordance with plans and specifications and the approved shop drawings
Į		The consultant shall monitor on a daily basis Time and Materials work on change orders including work installed, volume
		measurements, time sheets, crew sizes and mixes, and equipment utilized.
[		The consultant shall evaluate actual quantities and classification of Unit Price work performed by Contractors.
(		The consultant shall evaluate field problems, using the proper channels for solution and communication of the information to the
		Designer and the client.
(		The consultant shall coordinate and track requests for clarification on drawings/specifications, design changes and proposed change
		orders.
Į		The consultant shall prepare responses to Contractor correspondence for the client.
Į.		The consultant shall monitor and coordinate the scheduling and activities of independent materials testing functions at the site, including
		distribution of reports and any necessary actions resulting.
Į		The consultant shall maintain at the Project site, on a current basis, a record copy of Construction Contract Documents, including, but
		not necessarily limited to, drawings, specifications, agenda, change orders, and directives as well as all approved shop drawings,
		product data, samples, submittals, operations and maintenance manuals and all other relevant documents relating to the construction of
		the Project.
Į		The consultant shall shoot and maintain Project progress photographs showing construction progress at a frequency sufficient to
		document major activities or to document safety incidents, differing site conditions and quality issues. The consultant shall maintain a
		descriptive log and captioning of the photographs.
Project	t do	cumentation: All the documents related to projects including Good for Construction Drawings, specifications, schedules, shop drawings,

• Material Procurement planning: Coordination for selection of special materials, samples, mock ups etc.

as built drawings, minutes of various meetings to be maintained.

Reporting: Regular reporting as mentioned above. Over all reporting shall cover all the aspects related to progress of work, any areas of concern, issues related to safety.

- Billing and payments: Review and Certification of payment request, running or final bills. Recommendation for payments. Also cash flow forecast, and reporting.
- The consultant shall assist the client in the preparation of all information, material, documentation, and reports that may be required or requested by the client including without limitation, requests for reimbursement, and audit materials.

#### Finishing Works/ Interiors and Handing over of apartment units

- Supervise, Review, and approve, the finishing works of individual apartments, common facilities as per instruction of the client and as specified by the specialized consultants to be appointed by the client.
- Supervise and Witness the commissioning of facilities provided in each apartments and assist client in handing over the units.
- Witness and certify the commissioning of common services provided and assist client in maintaining them.
- In case of any inadequacy observed after commissioning, coordinate with Contractors to sort out the issues
- Supervise and Witness the testing of Firefighting System, Electrical systems and all other facilities and review the performance.

#### **Post Construction**

- Handover of the built premises. This shall include briefing and handing over of maintenance related procedures, manuals and any
  other related documents.
- Submission of As-Built Documentation
- Submit the Project Closure Report.



# **Field Quality Services**



- Quality control: Approval of Project Quality Plan and monitor implementation of the same. Conduct Periodic Audits.
- Quality control: implementation of quality assurance procedures. This shall include monitoring and reporting various tests, also supervision for work to be carried out as required by consultants.
- Mock up creation for sample approval and quality benchmarking
- Quality Management System- to ensure the introduction of best practices and exceptional project controls on the said project.

# **Vendor Management Services**

As part of these services, following will be done

- Capability Evaluation
- Performance Evaluation
- Green Evaluation
- Physical Stock Verification

# Safety as a Service

- Monitor fulfillment of pre project safety requirements
- Establish safety and health parameters for the project. Ensuring required health and safety standards on site, labor camp and area around both. Conducting all relevant safety and health audits, reporting the same to client.
- The consultant shall keep a daily log containing a record of weather, the Contractor's work on site, number of workers, visitors to the site, safety status of the Project, equipment and equipment utilization, material and equipment deliveries, non-compliance with safety procedures and issuance of any safety violation notifications, accidents, general description of work performed and visits of code enforcement officials and any resulting reports or orders, verbal instruction to interpretations given to the Contractor, pay items, deficiencies and field problems.

# Final Project Report + As-Built Model



#### Reporting Requirements

The Consultant shall prepare and submit the following reports, in a format approved by the Client; Client shall generally hold meetings every fortnightly to review the progress etc.

The Consultant shall maintain a complete Project file including, but not necessarily limited to, a copy of the executed agreements of the Client-Client's Project Manager, Client-Architect/Engineer and the Client-Contractor including copies of performance and payment bonds, a master list of permits, certificates of insurance, licenses and approvals for the Project, correspondence, daily reports, payment records, shop drawings, submittals, project schedules, requests for information, change orders/amendments, change directives and meeting minutes. The Consultant shall assist the Client in responding to any public records request received by the Client.

- Monthly Progress Reports (MPR) The Consultant shall provide daily basis & weekly basis reports and also, by no later than the eighth working day after the end of each month, prepare a brief progress report summarizing the work undertaken for the preceding month along with progress photographs. The report will outline any problems encountered (administrative, technical or financial) and give recommendations on how such problems may be resolved. Brief work progress summaries will be included for civil works, outlining problems encountered and proposing solutions. The reports shall also record the payment status of all contracts, all claims for costs or time extensions submitted by the contractors, and any actions required of the Client and/or other agencies to facilitate timely works implementation. The reports shall also be submitted in electronic format.
- Monthly Construction Progress (MCP) The Consultant shall, by no later than the third working day after the end of each month, prepare a Monthly Construction Progress based on principle on BOQ quantities measured on site and applying the item rates arising from the contract. No part of the works shall be admitted in the MCP without quality test. On this base an Interim Certificate will be issued to pay the Contractor. The reports shall also be submitted in electronic format.

- Monthly Quality Program (MQP) The Consultant shall, by no later than the eighth working day after the end of each month, prepare a
  Monthly Quality Program, according to overall work program, the test for each work package in progress and the preliminary acceptance
  test could be scheduled to be performed during the month. The reports shall also be submitted in electronic format.
- Monthly Construction Cost Control (MCC) The Consultant shall, by no later than the eighth working day after the end of each month, prepare a Monthly Construction Cost Control based on principle on BOQ (Budget Costs Work scheduled), MCC (Budget Costs Work Performed) and Interim Certificate (Actual Costs). The reports shall also be submitted in electronic format. However, the actual expenses incurred by client shall be shared every month with consultant to arrive the construction cost tracking.

#### As Built Drawings

The Consultant shall coordinate with the Contractor, Resident Architect and other Consultants deployed for the project by the Client to finalize the 'As built' drawings and the same shall be scrutinized and duly approved. The Consultant shall Coordinate for submission of 'As built' drawings.



# Responsibilities



#### **Broad Responsibilities**

- The Consultant will be overall responsible for advising the Clients in various managerial functions of project management i.e.
- Planning and Scheduling of project;
- · Staffing and resource functions of contractor;
- Directing the contractors in project matters;
- Controlling including setting up of performance standards, measuring and reporting actual progress and interventions where necessary.
- Identifying all Contractors & allocating work as per schedule.

#### <u>Detailed Responsibilities: Function – wise</u>

- Consultant's Planning Engineer under the guidance of Client and with assistance from Contractor's Planning team will work out a detail
  plan and Work Break Down Structure and also on CPM / PERT on Primavera/MS Project software.
- Mile stones and resources will be worked out to match progress envisaged. The critical activities will be identified and bottlenecks which
  may create risks for project will be listed with suitable remedial actions.
- Planning being ongoing process, it will be reviewed as under
  - ☐ Weekly internally i.e. among Consultant and Contractor & his team members. Minutes will be sent to coordination group of Client;
  - ☐ Fortnightly planning will be reviewed by coordination group of Client with coordination group of Consultant, Contractor and Design Consultant.
  - □ Intervention and financial impacts will be analyzed, crashing of activities and augmentation of resources will be presented in fortnightly meetings. Tradeoffs between time and cost will be worked out for decision support process.
- a. Organizing Establish and approve internal organizational structure of contractor's & Consultant teams from point of view of division

- coordination and control of tasks and flow of information and assign authority The structure will be reviewed Weekly, every fortnight & monthly and effectiveness / correctness accordingly suggested / made.
- Staffing & Resources Examine, evaluate adequacy of staffing and resources provided by the Contractor(s). In case any person/equipment not found suitable, contractor be advised to replace the same. A weekly review, internally and fortnightly review with coordination group will be carried out.
- Directing The consultants and the Client (Both) will be responsible to direct and guide the contractor and their staff in the project matters so as to achieve projects mission and objectives.
- · d. Controlling
- ☐ The Consultants will
  - i. establish performance standards
  - ii. measure & report actual performance
  - iii. take corrective action as necessary
- ☐ Consultant is not empowered by Clients to take following actions unless specifically so authorized in writing
  - i. change / deviation in contract of contractor;
  - ii. financial approvals of any kind;
  - iii. extension of time;
  - iv. Major changes in technical specifications.
- e. System Development System development is a carefully planned and organized effort to accomplish a specific goal within a specified time frame in the most economical manner, with utmost safety. A Control system has to be developed to monitor
- ☐ The deployment and effective utilization of the contractor's resources & to ensure integrating, planning, organizing construction work, work progress and Quality control
- □ Establish internal organizational structure of contractor's & Consultant teams from point of view of division, coordination and control of tasks



# **Exclusions**



- Environment Impact Assessment (EIA) study.
- Liasoning with Govt. and/or Statutory/ Local Authorities
- Statutory compliances of Client / Contractors
- HR and PR management
- Permission for Utility Connections
- Site office facilities and infrastructure for PMC team
- Site Security
- Store and accounts Management of Client as well as Contractor procured items

# **List of Clients**

- 1. M/s Giridhari Homes Pvt Ltd
- 2. M/s AVL Constructions
- 3. M/s Omsree Builders & Developers
- 4. M/s Janapriya Properties Pvt Ltd

# **COMPLETED PROJECTS**



# THE ART





The community is spread across 3.61 acres of land with one entire block dedicated to the clubhouse 2 Basement + 6 Floors

72 2BHK flats; 156 3BHK flats and 24 Duplexes

# **COMPLETED PROJECTS**

# RISE





SITE AREA - 8,523.00 sq.yds. / 7,126.40 sq mt / 1.76 Acres
STILT + 5 – FLOORS
80 - 2BHK flats and 100 - 3BHK flats



# **GIRIDHARI'S VUE – Structure, Finishing & Handing Over**

SITE AREA - 1.28 Acres. Nos of Towers — 02 + Club house. Built up Area — 522000 sft. Building Comprises of- B +2S+G + 11 Floors. Nos Of Units — 216 ( 3 BHK)





# **AVL SAMSKRUTHI – Structure, Finishing & Handing Over**

SITE AREA – 3.6 Acres. Nos of Towers – 03 + Club house + Amenities. Built up Area – 822000 sft. Building Comprises of- B +2S+G +09 Floors. Nos Of Units – 350 (80-2BHK, 160 – 2.5BHK, 110 – 3BHK)







# OM SREE – Heights – Finishing & Handing Over

SITE AREA –8 . 3 5 Acres. Nos of Towers – 10 + Club house . Built up Area – 20,00,000 sft. Building Comprises of - 2B+1S+G+09 Floors. Nos Of Units – 650







# OM SREE - Signet - Finishing & Handing Over

SITE AREA –8 Acres. Nos of Towers – 04 + Club house . Built up Area – 15,00,000 sft. Building Comprises of - 1B+G+07 Floors. Nos Of Units – 316







# OM SREE - Brilliance - Finishing & Handing Over

SITE AREA –8 Acres. Nos of Towers – 05 + Club house . Built up Area – 20,00,000 sft. Building Comprises of - 2B+G+09 Floors. Nos Of Units – 200



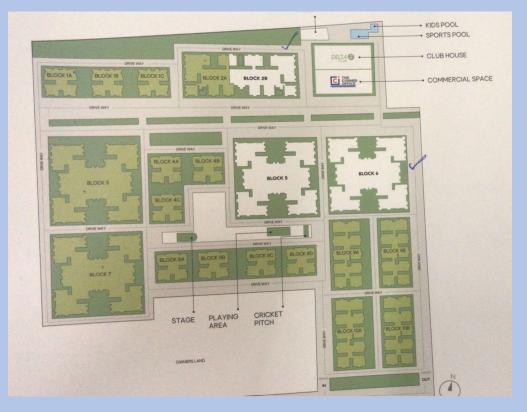




# JANAPRIYA- Nile Valley - QA/QC Service

SITE AREA – (a) Tower 2B – 2B+G+9 Floors- 160 Flats – Finishing & Handing Over (b) Tower 6 – 2B+G+11 Floors- 308 Flats – Structure, Finishing & Handing Over Total No. Of Units – 468





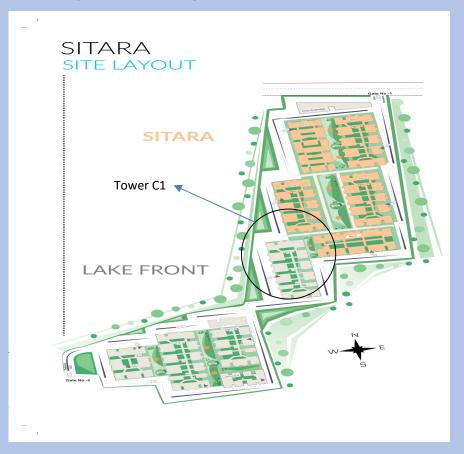


# JANAPRIYA – Sitara – Execution (Structure, Finishing & Handing Over), QA/QC & MEP

# **Services**

SITE AREA – Tower C1 – 2B+G+8 Floors- 219 Flats – Finishing & Handing Over





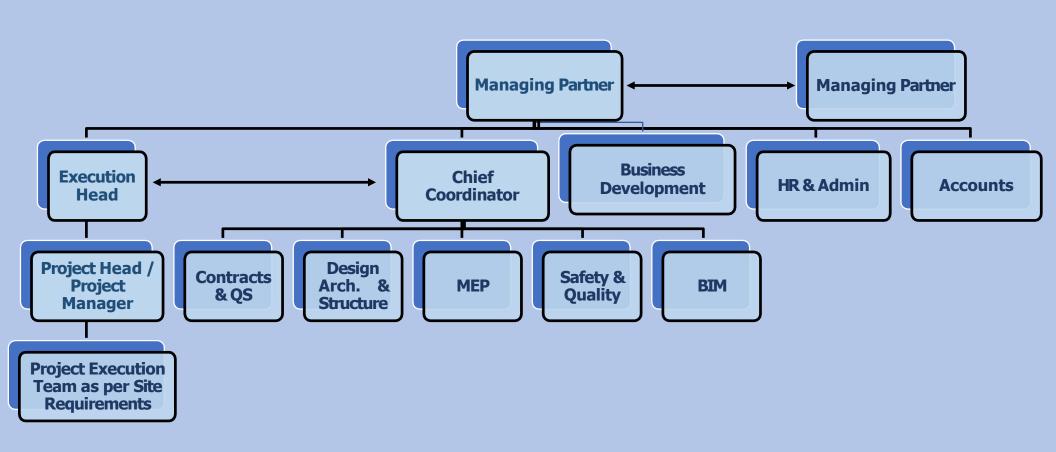
# **List of Checklist**



ECON IPMS - Check List Points				
S.no	Description	No. of Checklist Points		
1	Structural Checklist Points	74		
2	Finishing Checklist Points - Civil	355		
3	Electrical Checklist Points - Internal & External	350		
4	Plumbing Checklist Points - Internal & External	395		
5	HVAC Checklist Points	23		
6	Lifts Checklist Points	33		
7	Fire Fighting Checklist Points	35		
8	Safety Checklist	80		
9	Inspection & Test Plan (ITP) - PHE	229		
10	Inspection & Test Plan (ITP) - Fire Fighting	142		
11	Inspection & Test Plan (ITP) - Electrical	85		
12	Inspection & Test Plan (ITP) - HVAC	105		
TOTAL NUMBER OF CHECKLIST POINTS 1906				

# **CORPORATE ORGANIZATION CHART**







# Thank you

# **Contact:**

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