

Preconstruction: Start with a Solid Foundation

The key to every successful project is good decision-making at the planning or project inception to establish the foundation for a successful construction execution...making the Preconstruction phase as critical as the construction itself. During this phase, decisions result in the most significant impacts to the project. At the onset of every project, our team members listen to fully understand and integrate themselves into the overall project and its objectives. Many of our construction professionals are also professional engineers and architects; they know what it takes to both design and to build a technically complex, compliant facility. By working closely with owners, A/E's, vendors and subcontractors, we are able to build a realistic project roadmap that meets your project's critical milestones, provide unique input to controls costs, quality and, more importantly, meet your overall business objectives.

Utilizing industry-leading tools such as Prolog, Primavera, and Microsoft Project, as well as LEAN scheduling techniques, we work closely with you and the entire project team to establish realistic overall integrated schedules, thus eliminating surprises during the construction phase.

Our approach and our subject knowledge expertise in construction management, engineering, commissioning and validation has been the cornerstone of our success. For over twenty years, IPS has delivered facilities with the high level of quality that projects the image the owner is seeking *and* the functionality required to effectively execute overall project and business objectives.

Our team provides an integrated, in-depth approach to Preconstruction Services including:

- Overall Project Program / Strategy / Execution Planning
- Scheduling / Estimating Planning and Management
- Design Management
- Construct-ability Review
- Bidding / Procurement Strategies and Negotiations
- Logistics
- Risk Analysis
- Site Safety Programs
- MEP Coordination
- Project Reporting
- Commissioning / Validation Master Plan Collaboration
- As-Built / Close-out Documentation
- Value Engineering
- Building and Environmental Permitting
- Cost Planning / Project Controls

Key IPS Value Add

- Our Preconstruction planning efforts on a \$2 MM sterile valve replacement project led to a reduction in the overall building shutdown duration and associated shift differential costs.
- Recent Safety and Logistics planning on a Site chilled water crosstie project led to a phased approach to limit traffic flow downtime and pedestrian rerouting.
- We provided Preconstruction cost baselining on master planning options...leading to the evaluation of strategic corporate short-term/long-term site objectives.

Developing a solid, proactive preconstruction plan provides a key understanding and management of critical objectives throughout the Preconstruction phase. The execution plan streamlines the transition from project inception into the construction phase, and creates a synergy between the client, design and construction teams. IPS works with you to build a realistic roadmap that reflects your project's critical milestones, goals, and objectives and outlines the activities required that will carry through to a successful project completion.

