

SERVICES

1. QUANTITY SURVEYING SERVICES

PRE-CONTRACT

DESIGN STAGE

- **Early Cost Advice**

The decision to build; “should I build or should I not; that is the question”. Is building the correct solution to your problem or do you want to refurbish your existing premises? Perhaps the solution is to do the “nothing” option; We can assist you in making the correct decision.

Very early cost advice can be given even before design work has commenced. Such advice is likely to be based on m² comparisons with similar building types.

The early budget cost can be developed and refined as and when early design work is carried out.

- **Feasibility Studies**

Preparing feasibility reports for any proposed construction and refurbishment developments which can then be used as a planning tool for the ongoing financial management of the developments

Feasibility studies can be carried out at an early stage to investigate the potential of various sites, building designs, or as a comparison between refurbishment and new build. Feasibility studies are designed to take the guess work out of development by providing clear accurate advice on which to make decisions.

DEVELOPMENT STAGE

- **Budget Estimates and Cost Planning**

Feasibility and detailed construction cost plans and budgets in comparison to latest rates within the forever changing economy

- **Design and Construction Evaluation**

Evaluation of the most cost effective construction procurement process.

- **Life Cycle Costing**

Building owners are of course aware that construction costs are just part of a building life cycle. The primary benefit of whole-life costing is that costs which occur after an asset has been constructed or acquired, such as maintenance, operation, disposal, become an important consideration in decision-making at the design stage.

The design of a building is often a trade off between construction (capital) cost and maintenance (running) costs.

Life cycle costing (LCC) will look at various elements of a building to evaluate the trade off between capital cost savings against increased running cost expenditure or vice versa.

LCC is designed to give a client clear and accurate information on which to make his capital/maintenance cost decisions.

- **Risk Management**

Evaluating, identifying and managing areas of risk within the existing market and project.

- **Value Management**

As its name suggests value engineering (VE) is all about maximising value for the client's capital outlay.

The corner stone of VE is to have a clear understanding of the client's expectations for the building. Some buildings will need to be as cheap as possible.

Others will need to reflect the quality of service or brand image of the client. With such factors in mind the cost plan and design is examined in detail to ensure money is only being spent where it generates maximum value.

Holistic evaluation of all aspects of your project to ensure an integrated approach is completed to achieve the project's objectives and deliverables.

- **Contracts Types and Procedures**

Advice on the various construction contracts and procedures for the procurement and construction of your particular works project.

- **Contract Documentation**

Development of tender contracts and documentation, for the procurement and construction of buildings.

- **Tender assessment and evaluation**

Assessment, evaluation and appropriate advice, on negotiation of construction tenders for the specified project.

POST CONTRACT

Project Inception

- **Valuation of Work in Progress**

Interim valuations of completed works, during all phases of the construction period, (usually Monthly, or Stage-Payments).

- **Evaluating Contractors' Claim**

Assessment and evaluation of construction claims associated with additional works, variations, delays, insurances, cost of damages and costs incurred etc.

- **Forecasting and Reporting**

Preparation of progress reports to keep Client up to date with the progress of works on site, as well as producing projected a Cash flow for the project so the client is fully aware of the final cost at any given time during construction.

- **Final Accounts**

Provision of final report that addresses all costs associated with your construction project.

2. CONTRACT MANAGEMENT

- **Procurement**

Identifying the most suitable procurement system for each specific project.

- **Contract Drafting**

Where required, bespoke contracts can be drafted up to meet Clients specific requirements

- **Contract Management**

We offer continual professional support and advice towards our Clients.

- **Claims Advice**

Where Claims have arisen for whatever reason JMV QS Services is in a position to advice on their handling, evaluation and defense.

- **Claims Preparation**

Where there is no conflict of interest between Client and Contractor, then we may offer advice on claims.

- **Dispute Resolution**

JMV QS Services encourages the resolution of disputes to be settled in the best possible and most amicable way. Mediating between parties and guiding them to come an agreement whereby both parties will leave satisfied with the outcome.

- **Arbitration and Litigation**

Where Mediation cannot assist the parties concerned in coming to an agreement, then JMV QS Services acts as an integral part of its Client's team in reaching an agreement, either through Arbitration or Litigation.

3. Project Management

Construction Project Management is the overall planning, co-ordination and control of a project from inception to completion aimed at meeting a client's requirements in order to produce a functionally and financially viable project that will be completed on time within authorized cost and to the required quality standards

Coming soon

4. FACILITIES MANAGEMENT

Coming soon