CMA5000 Preconstruction Management: Planning, Estimating and Tendering

Component 1: Report

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# 1.1 Introduction

The aim of this task is to develop pre-construction documents for Grand Luxe Haven. Every type of construction needs planning, estimating and tendering because without these the process of construction might not be correct. The complex pre-construction processes for Grand Luxe Haven, a 7-story, 5-star hotel in downtown London, include cost estimation, procurement, and planning. The report carefully divides construction project management basics into five components. Section 1.2 covers procurement strategies and motivations. The complex link between tender types and taking-off procedures affects project cost and execution. Strategic E-procurement and E-tendering integration may speed up procedures and boost stakeholder participation. Section 1.3 describes RLB Intelligence - Construction Cost Calculator's precise cost calculations. An architectural analysis of Grand Luxe Haven's 100 London rooms shows budget allocation and resource optimisation. Costs related to substructure, superstructure, finishes, fittings, furnishings, equipment etc.

Section 1.4 discusses project preparation, documentation, and laws after a successful transfer. This section describes how a few variables helped Grand Luxe Haven overcome regulatory issues and industry conventions. This will include 2 options from the number of options given. Section 1.5 highlights the report's main findings and perspectives for construction management students. The final section uses specific examples to show how educated decision-making can transform careers. Grand Luxe Haven stakeholders learn from this report at several points. Research and strategic planning help projects flourish and showcase the building industry's ingenuity and quality.

# 1.2 Procurement and Tendering

## Procurement and tendering strategy and related factors

Grand Luxe Haven's pre-construction document procurement and tendering will use Design-Bid-Build as the tendering strategy. Standard construction procurement is Design-Bid-Build (DBB) (Schaufelberger and Holm, 2017). The method divides the project into design, bidding, and building. The client hires an architect or design team for building specs and drawings. Finalising the design stimulates competitive contractor bids. Design documentation directs contractor construction. Some elements influence building procurement method choice before choosing this strategy.

**Project Complexity and Nature:** Procurement is difficult in the 7-story, 5-star Grand Luxe Haven. Design-Bid-Build (DBB) combines project needs with simple design and customer preferences (Holm, 2022). Progressive design before construction by DBB fits the project's scope. Building design variations and conflicts are simplified by the technique. GLV should adopt DBB since it standardises project delivery and solves its complexity and needs.

**Risk Profile:** Method of purchase risk. Construction Management at Risk and Design-Build are riskier than DBB. To avoid construction design changes and conflicts, DBB controls contractor design (Naji, Gunduz and Salat, 2020). This exact responsibility assignment avoids design-construction conflicts and increases project predictability. DBB reduces risk and meets Grand Luxe Haven project goals, boosting execution and reducing surprises.

**Client Priorities and Preferences:** Client preferences and priorities strongly influence procurement. Price and quality are priorities at Grand Luxe Haven. Competitive Design-Bid-Build (DBB) explains cost and quality (Jackson, 2018). This approach meets the client's priorities and exceeds procurement strategy targets. Grand Luxe Haven project aims will be met by DBB prioritising cost-effectiveness and quality.

**Availability of Resources and Expertise:** Resources and experience substantially influence procurement method selection. Grand Luxe Haven's DBB crew is skilled. They ease project management and implementation with their methods (Sing et al., 2021). DBB knowledge helps project teams manage complexity and coordinate design and construction. This experience helps the project team offer high-quality solutions while optimising resource allocation and reducing procurement risks, making DBB for Grand Luxe Haven successful.

**Contractual Considerations:** Contracts strongly impact procurement. DBB contracts clarify duties by separating design and construction. For project accountability and transparency, stakeholder ambiguity and dispute are decreased (Yin, 2022). With clear project governance and risk management contracts, DBB avoids disputes and delays. Contract clarity improves project management, execution, and decision-making. DBB's contractual clarity helps Grand Luxe Haven succeed and avoid difficulties.

**Regulatory and Legal Compliance:** Selecting a purchase method requires legal and regulatory compliance. DBB is well-regulated, ensuring industrial conformity. Legal expertise reduces DBB's risks and liabilities (Salary, 2021). Grand Luxe Haven's procurement is transparent, fair, and legal with DBB. Regulatory compliance promotes stakeholder trust and prevents lawsuits. GLV employs DBB procurement for compliance and legal project implementation.

Figure 1: Influencing Factors

Source: (Sing et al., 2021)

Grand Luxe Haven's Design-Bid-Build procurement and tendering technique meets project complexity, risk profile, client needs, resource availability, contractual considerations, and regulatory compliance. Structured and transparent procurement aids cost control, quality assurance, and project delivery.

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