



WHY PROJECT MANAGEMENT CONSULTANCY IS SO IMPORTANT !!!

As you know, Architects & designers of various commercial buildings, Malls, Hotel etc are a specialized task carried out by well-known designers mostly having their offices in big cities , so during projects conceptualisation, developer try to link with the best designer/ architect as per affordability & most of the **Architects** frequently manage multiple projects at the same time, making it challenging to closely monitor each one individually. To ease this burden, Project Management Consultants (PMCs) work in tandem with **architects**, taking on the task of ensuring the precise execution of projects through diligent supervision.

A PMC assumes complete accountability for delivering your project conforming to standard. It not only supports you during the project but also assist in post project services. PMC's collaborative approach involves **Architects, Interior Designers** and other project consultants working in coordination, ensuring that the design is executed at par. All in all, we can conclude that hiring Binayaka facility Consultants (BFC) as a PMC team will benefit you in more than one way therefore, without much ado contact Binayaka Facility Consultants to execute your ideas.

Hope you can grasp the concept and utilise it to your advantage whenever the needs arrive.

Here's a more detailed explanation:

- **Expert Oversight and Coordination:**

PMCs act as a bridge between various stakeholders (architects, contractors, developers, etc.) ensuring smooth communication and collaboration. BFC regularly conduct co-ordination meeting with various consultants and pass on the final outcome



to the ground staff for execution, which not only minimise delay in execution , but also save valuable time and cost.

- **Efficient Project Delivery:**

PMCs help in developing a comprehensive project plan, managing timelines, and ensuring the project is completed on time and within budget.

- **Cost Optimization:**

PMCs can identify potential cost savings in design, procurement, and construction, maximizing the return on investment. For example, sizing of equipment as per site requirements, considering load factor, diversity etc. Both oversizing & under sizing of equipment are problematic, while undersize equipment often overloads which reduces life of equipment & frequent break down, oversizing cost higher Capex and high maintenance.

- **Quality Control:**

PMCs ensure that the project adheres to the required quality standards and specifications throughout the construction process.

- **Risk Management:**

PMCs help identify and mitigate potential risks, ensuring the project proceeds smoothly and avoids delays or unexpected costs.

- **Value-Added Opportunities:**

PMCs can identify opportunities to add value to the project, such as incorporating sustainable design elements or optimizing building performance. Value engineering is one of the strong expertise of Binayaka facility consultants has in depth knowledge on building engineering, so all aspects of engineering & building safety are keenly studied by BFC expert team before execution. Which saves money and make the building safe for operation.

- **In-house Expertise:**



PMCs possess the necessary expertise, systems, and skilled personnel to effectively manage projects from inception to completion. PMC comprises of set of engineers having wide range of expertise in the field of various services including specialized services like green building, energy optimization, Health & safety etc. It is not practical for the developer to employ specialised people from all sectors for a few project.

- **Streamlined Processes:**

PMCs implement effective project management tools and methodologies to streamline processes and improve efficiency. Like schedule task for multiple work simultaneously, timely procurement of equipment, spares, fixtures.

- **Ensuring compliance with regulations and standards**

PMCs ensure that the project complies with all relevant building codes, regulations, and industry standards. Post completion of project before start of operation, it is mandatory to avail all permission/certifications & licenses as per government norms. Since PMC team are aware of all these procedures, they proceed with various documentation timely so that all statutory obligations are fulfilled as needed without hurdles.

HOTEL PMC SCOPE OF WORK AND SCHEDULE OF WORK.

Project management process for Hotel development includes the following:

- Due Diligence-
- Site Assessment & Building Studies-
- Design Review & Conceptual Pricing- **MERCURE HOTEL**
- Design Team Selection, Negotiation, Contracting & Management-
- General Contractor Selection, Negotiation, Contracting & Management
- Consultant Selection, Negotiation, Contracting & Management
- Constructability Planning, preparation of final drawings & BOQ/BOM & tendering
- Cost Analysis by quote comparison & Value Management



- Budgeting & obtaining approval from client
- Schedule Development , sampling, training and safety norms for all workers
- Project Management Controls & SOPs for contractors
- Change Management, implement change and incorporate change in final drawings
- Quality Control and Compliance with Design Standards and Brand Standards
- MEP System Commissioning Support
- FF&E Procurement and Management
- Operations and Pre-Opening Planning
- Project Close-Out and Punch List Management

A note about the role of Binayaka Facility consultants (BFC) in Hotel Development:-

BFC can oversee and manage an entire project (from design through completion of the punch list) in the most cost-effective way for an owner. BFC team has the expertise, the systems and right quality people which can enable the Project management to readily identify potential cost savings in design, purchasing, and construction that the operator or the developer may not know. The team at BFC have in-house skill set for the identification of value-added opportunities and the detailed management of costs while maximizing the return on invested capital.