



# Construction Solutions

**Access construction expertise at the beginning of the project to make informed decisions and reduce your risk.**

Every decision can impact construction outcomes. Is your project team equipped with the right knowledge to inform critical design and delivery decisions? Determining your constructability options is critical to success.

Access construction expertise early in your project to understand the viability of design and constructability, as well as cost and quality impacts, for timely, better-informed decision making. Colliers Project Leaders has trusted and qualified professionals with the expertise to get your construction project delivered.



Project  
Leaders

# You've started a design plan to deliver a construction project. Now what?

Successful completion of your project requires construction planning and knowledge well in advance of breaking ground.

## Pre-Construction

Gain confidence and full control over your design and delivery options.



### Cost

Apply **Target Value Delivery** as a design management practice of continuous, proactive value engineering that steers the design towards the target cost, rather than the traditional, fewer, rigid design stage-gates and cost estimates.

Provide **parametric cost estimating** for earlier, flexible sightlines to costs, and more flexible design decision making.

Prepare **cash flow forecasting** for detailed visibility about when spending will occur, for better integration with owner's account management practices and fewer surprises.



### Schedule

Provide construction expertise when assessing **construction contracting options**. Assess alternative construction methods and identify preferred methods. Assist or lead procurement of contractors, trades, and long lead time equipment.

Determine optimal **phasing and sequencing** of work, considering long lead items. Develop construction management packaging.

Develop **fast-track delivery** strategy, including early work packages (i.e. site preparation, utilities, foundations, prefabrication, etc.).



### Constructability

Conduct **constructability reviews** to assess how the design that is planned for the site can be achieved within the schedule required, and to determine what approach is needed to build it.

Plan **site logistics and temporary facilities** to achieve efficient site operations and reduce risk of delays due to staging or site constraints.

Conduct **Colliers Bid Document Review™** on documents deemed ready for tender to ensure coordination of the documents, and to eliminate conflicting details and missing information.







## Construction

Maintain unparalleled construction oversight.



### Project recovery

Collaborative and rapid engagement with the project team to **assess current state** of construction.

Develop creative options to form an **intervention plan** to recover troubled projects. Risks and barriers to progress, and root cause analysis, are considered. Lead the implementation of the intervention plan to recover the project.

Collaborate with existing delivery team to **bridge gaps in capacity** or capability.



### Construction management

Monitor and co-ordinate the **work of trade contractors**. Implementation and coaching for **Lean Construction**.

Produce, manage, and control the **detailed construction schedule** and all trade contractors' work related to meet the agreed project schedule.

- phase pull planning
- management of allowances, contingencies, and changes
- proactive resolution of issues
- provision of constructability direction

Develop and maintain an effective system of **cost control and project accounting**.



### Industrial equipment integration

**Integrate new industrial processes** within existing buildings considering building constraints and limitations.

Advise on **temporary provisions, construction logistics, and material handling**. Assist with identification of base building components that may require modification. Develop a **change management process** that addresses technical and financial considerations.

Review **installation schedule** and identify key coordination milestones. Ensure operational readiness.

Expert construction solutions advice is valuable at any stage of your project.

Pre-design

Concept

Design

Construct

Commission

Operate

# National presence, local focus.

30

offices across  
Canada

ISO

9001:2015

250+

PMP-accredited staff

99%

on-time project delivery

15,000+

public- and private-  
sector projects

1

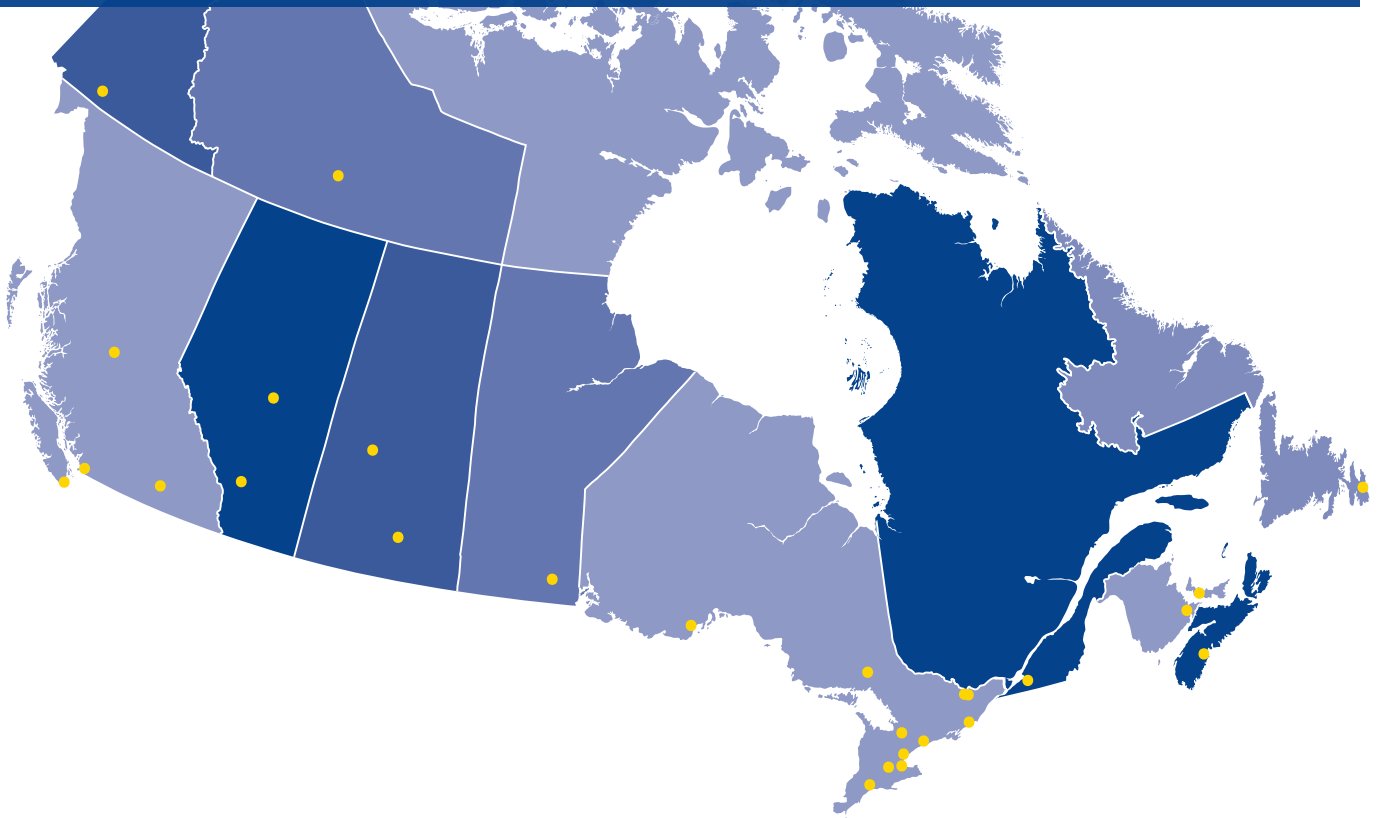
local point of contact and a  
network of specialists for support

30+

years experience

75

Net Promoter  
Score



Colliers Project Leaders is a leading Canadian building and infrastructure project delivery solution provider. Together with parent company Colliers, we provide integrated and strategic solutions for program and project leadership via a family of diversified professional services.

With 30 offices across Canada, our multidisciplinary team of project management and advisory professionals offers unparalleled depth and expertise to capital projects. Colliers Project Leaders has completed more than 15,000 projects to date, deploying our proprietary tools and techniques to ensure success for our clients.

Learn more at [colliersprojectleaders.com](http://colliersprojectleaders.com).



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