

Enabling Digital Transformation of Construction Projects Using PMWeb Project Management Information System



OUTLINE

01 Digital Transformation

03 Opportunities Stage

05 Plan Stage

07 Design Stage

09 Construction Stage

11 Turnover and Closeout

02 Project Life Cycle Stages

04 Initiation Stage

06 Design Tender Stage

08 Construction Tender Stage

10 Testing and Commissioning

01

Digital Transformation



● Introduction to Digital Transformation

Key Drivers and Benefits



Digital transformation is a key driver for Industry 4.0 in the construction sector.

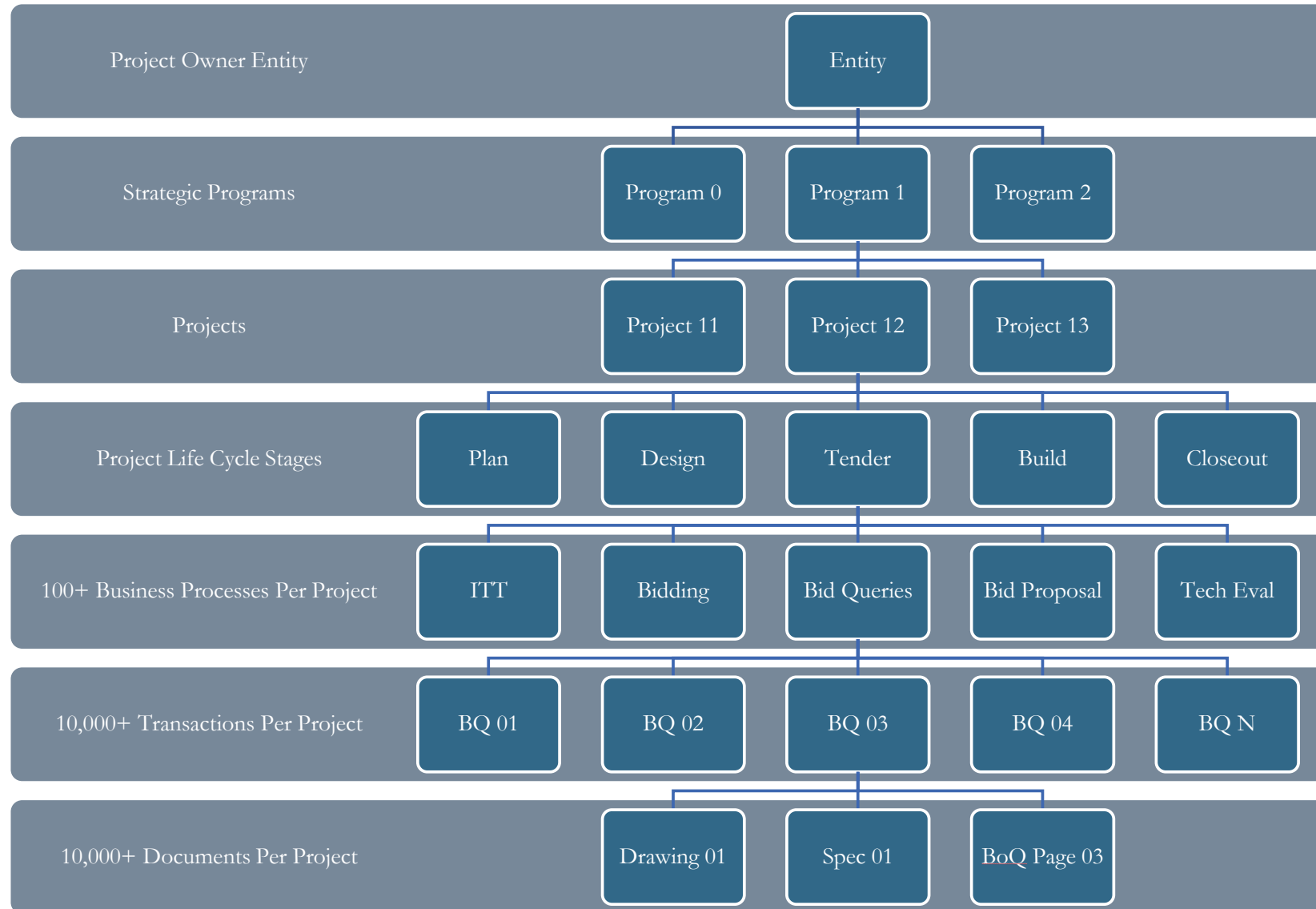


Improves efficiency, transparency, and data usage across project stages.



Overcomes industry fragmentation and manual workflows.

● Big Data and Documents in Construction Projects



Digitization vs. Digitalization vs. Digital Transformation



Definitions and Differences



Digitization

Converting paper forms into digital formats.



Digitalization

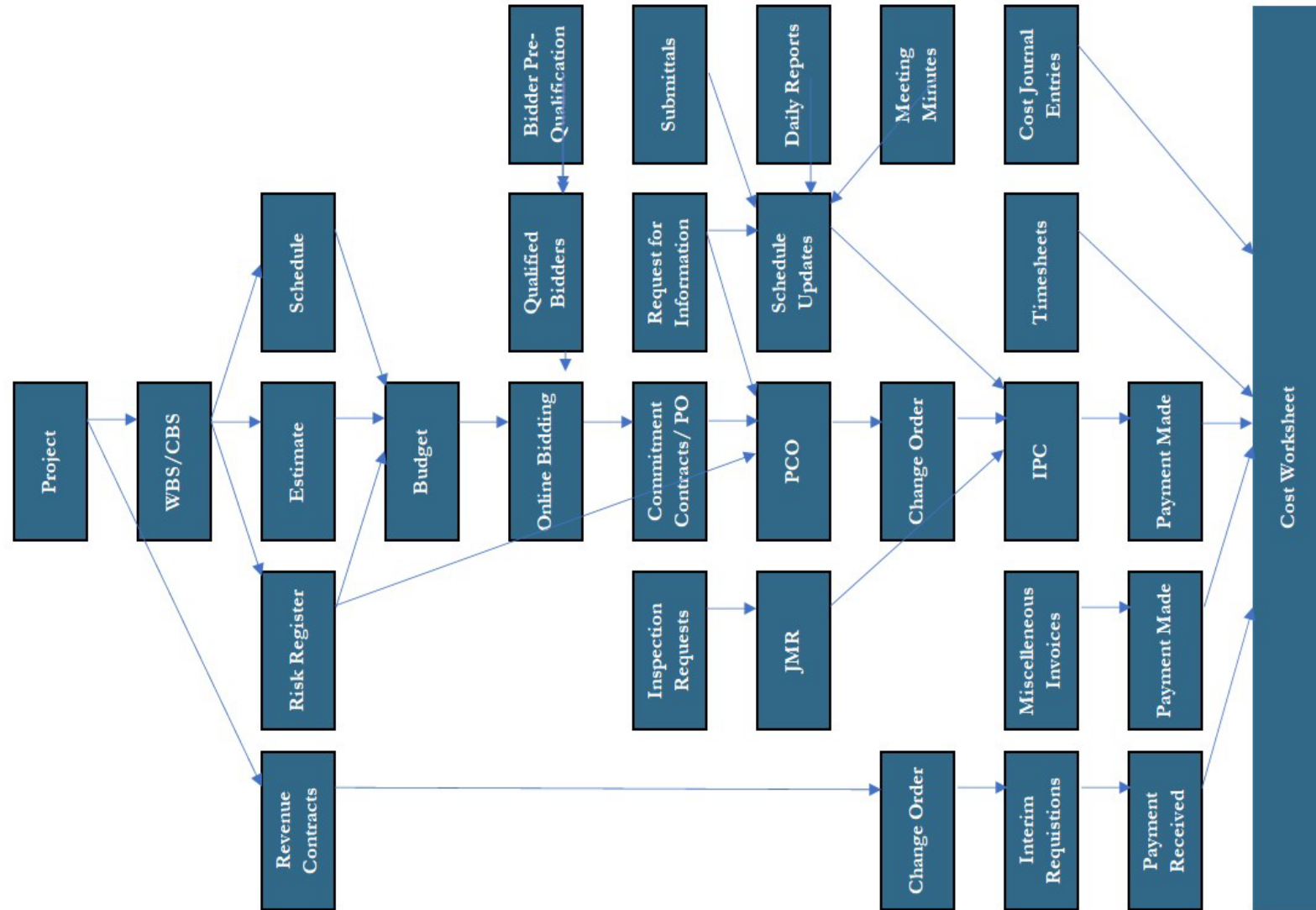
Adding workflows and automation to digital processes.



Digital Transformation

Connecting processes to policies and integrating cross-functional data.

● Digital Transformation for Project Cost Management



Eliminating Data Silos

Data silos hinder transparency and decision-making.

1

Integrated systems like PMWeb create a centralized, trustworthy data repository.

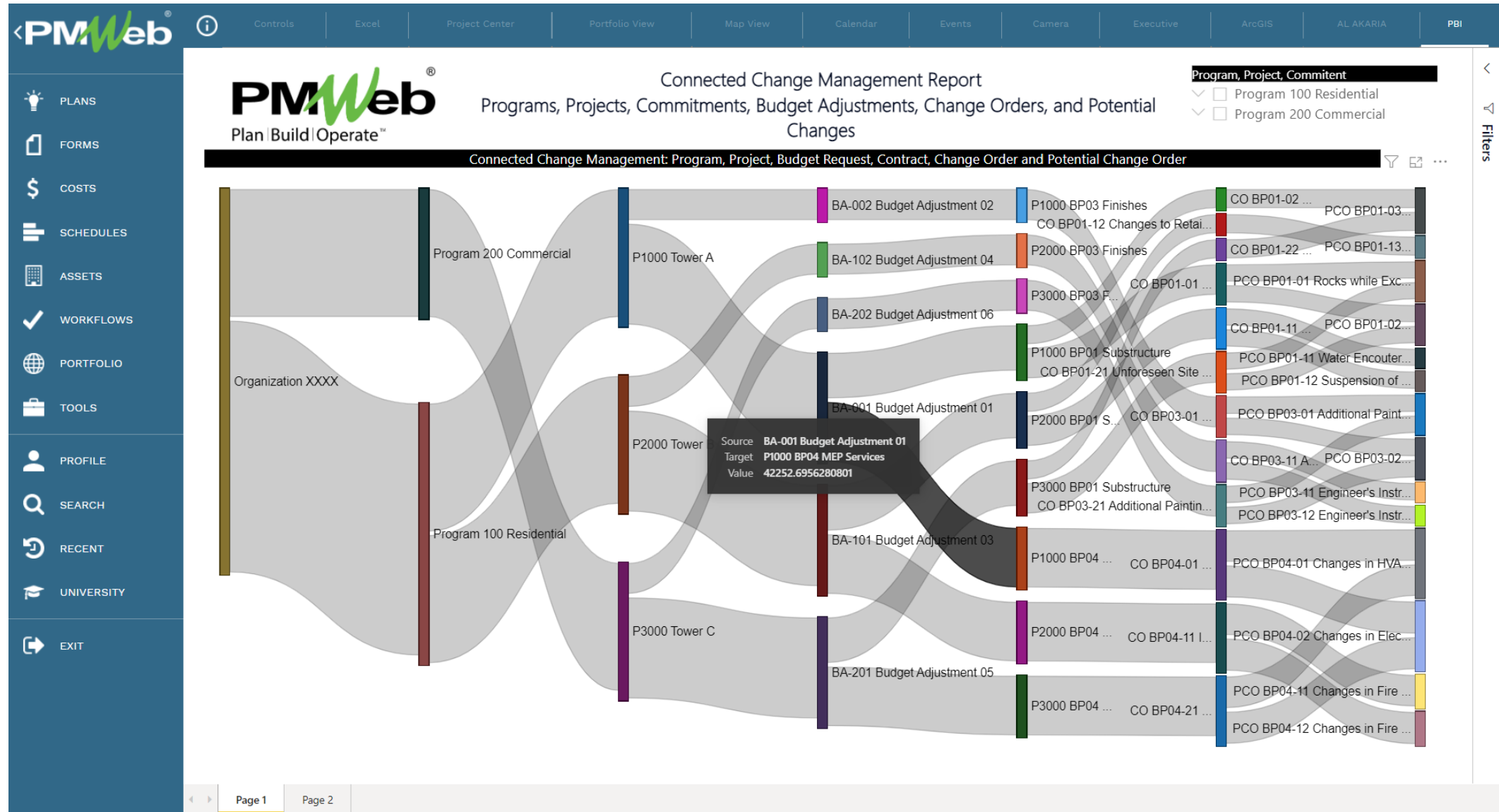
2

Supports real-time reporting and collaboration.

3

Challenges and Solutions

● Connected Change Management Business Processes



Automating Workflows



Benefits and Customization

● Automated Business Process Workflow

PMWeb

PLANS

FORMS

COSTS

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UNIVERSITY

EXIT

(Portfolio) > Forms > RFIS > 004 - Conflict

Boston Medical Center - 004 - Confl

MAIN

ADDITIONAL INFORMATION

CHECKLISTS

CLAUSES

NOTES

ATTACHMENTS (12)

WORKFLOW (2/4)

NOTIFICATIONS (9)

1			25-Jun-2014	Project Accountant	Admin			
2			13-Oct-2018	Project Engineer	Admin			
3			18-Oct-2018	Director	Admin			
4			23-Oct-2018	CFO	Admin			

WORKFLOW LOG

Drag a column header and drop it here to group by that column

Resend Message(s) Refresh Layouts

EMAIL	GENERAT	STEP	DUE DATE	ATTACHMENTS	ROLE		USER	ACTION DATE	ACTION TIME	ACTION	DELEGATE	TEAM INPUT	DOCUMENT VALUE	S
							Admin (admin)	26-Jul-2011	12:11:57 PM	Submit				
		1	31-Jul-2011		Project Accountant		Admin (admin)	26-Jul-2011	12:12:07 PM	Proceed				
		2	31-Jul-2011		Project Engineer		Admin (admin)	20-Jun-2014	03:19:49 PM	Return				
		1	25-Jun-2014		Project Accountant		Admin (admin)	10-Jun-2015	11:39:13 AM	Proceed				
		2	15-Jun-2015		Project Engineer		Admin (admin)	15-Jul-2015	02:25:41 PM	Proceed				
		3	20-Jul-2015		Director		Admin (admin)	08-Oct-2018	02:09:25 PM	Return				

VISUAL WORKFLOW (01 - WF-000001 COST ESTIMATE APPROVAL)

☒ SHOW ROLES

☐ SHOW USER NAMES

SUBMITTER

PROJECT ACCOUNTANT

PROJECT ENGINEER

DIRECTOR

CFO

FINAL APPROVE

WITHDRAW

REJECT

Formal Communication Templates



Example and Advantages

PMIS platforms can auto-generate formal templates for approvals and requests.

Templates ensure standardization and reduce manual formatting errors.

Example
Variation Order Initiation and Approval forms.

● Formal Communication Templates for a Variation



INITIATION OF A VARIATION ORDER (IVO)

Project Name	CMCS Test	RFS No. :	CMCS001
Contract No.	005	Date :	17-11-2021
The Employer	CMCS		
The Contractor	Boston Contractors		
To :	The Engineer		
Subject :	VO Change Event		
<p>Kindly review this request of a variation order for the above mentioned subject, given the following information:</p> <p>Description of varied work :</p> <p>change to track changes</p>			
Estimated cost impact :	Addition, V.O. value: 10,000.00		
Estimated time impact :	Project Duration will be changed		
	Approximate change in duration = + 50 days		
Reason for the Variation :	Potential change /VO		
V.O. initiated by :	<input checked="" type="checkbox"/> Employer <input type="checkbox"/> Contractor <input type="checkbox"/> Engineer <input type="checkbox"/> Government Regulation <input type="checkbox"/> Engineer's Representative <input type="checkbox"/> Subcontractor <input type="checkbox"/> Others (Specify _____)		
<p>The Employer initial approval was collected :</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>For The Engineer's Representative</p> <p><u>Admin</u></p>			



EMPLOYER'S APPROVAL REQUEST ON INITIATED VARIATION ORDER

Project Name	CMCS Test	RFS No. :	CMCS001
Contract No.	005	Date :	17-11-2021
The Employer	CMCS		
The Contractor	Boston Contractors		
To :	The Employer		
Subject :	VO Change Event		
<p>Kindly note that we have the intention to issue a variation order to the Contractor regarding the following work;</p> <p>change to track changes</p>			
<p>This varied work was initiated by: <u>Admin</u></p> <p>For the following reasons : Potential change /VO</p>			
<p>The estimated cost of this variation work is <u>10,000.00</u> with addition to contract value . The estimated time impact of this variation work is <u>50</u> days added to the contract duration. The Contractor will be instructed, following your approval, to submit his valuation to the time and cost impacts of this variation as per clause 52 for our review and approval. Your approval to the above is required to proceed with this matter.</p>			
<p>For The Engineer's Representative</p> <p><u>Admin</u></p>			



APPROVAL OF VARIATION ORDER INITIATION

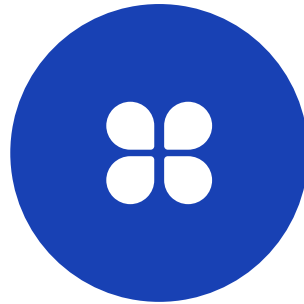
Project Name	CMCS Test	RFS No. :	CMCS001
Contract No.	005	Date :	17-11-2021
The Employer	CMCS		
The Contractor	Boston Contractors		
To :	The Engineer's Representative		
Subject :	VO Change Event		
<p>Reference is made to Your Initiation of Variation Order form No. <u>001</u> concerning the above mentioned subject.</p> <p>Kindly note that the Engineer approves the initiated varied work.</p> <p>Please proceed with the matter and inform the Contractor of our intention. A formal Order to Commence will be issued to the Contractor as soon as the Employer's approval is secured.</p>			
<p>For The Engineer</p> <p><u>Admin</u></p>			

● Leveraging Big Data for AI/ML

“ Advanced Analytics



Digitalized processes create valuable structured data.



Machine Learning and AI can improve forecasting and risk analysis.



PMWeb supports advanced analytics using historical project data.

KPI Correlation Analysis Report



Designing Data Capture Templates

Data Collection and Control

Templates collect numeric, text, date, and Boolean data fields.



Workflow conditions can be driven by field values (e.g., cost threshold).



Supports user access rights and approval authority.



● Digitized Business Process Template

PMW

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EXIT

Portfolio) > Costs > Change Management > COMMITMENT COS > 002 - ZVCO-002 Additional Electrical Works

002 - Boston Medical Center - ZVCO

SUBMIT

MAIN

ADJUSTMENTS

ADDITIONAL INFORMATION

CHECKLISTS (5)

CLAUSES

NOTES

ATTACHMENTS

WORKFLOW

NOTIFICATIONS

Project*

Commitment*

Vendor

Commitment Type

Record #*

Subject

Currency

Post As

Status / Revision

Date

Claims

Category

EGI / CI Reference #

RVSD104 - Boston Medical Center

001 - A+ Electric, Inc. - Electrical Equipm

A+ Electric, Inc.

Purchase Order

002

ZVCO-002 Additional Electrical Works

USD - Dollar (United States of America)

Revised Scope

Draft

15-06-2021

Cause

Requested By

Assigned To

AVI Date

Commencement Date

Days

RECAP

Original Value

Prior Approved Changes

Prior Revised Value

Total of This Change

Contract to This Change

Scope Change

COSTS

DAYS

Drag a column header and drop it here to group by that column

Edit

Add

Add Items

Link RFC

Link Claims

Delete

Refresh

Export To Excel

Paste From Excel

Use Units

Preview Conversions

Layouts

LINE #	ATTACHMENT	DESCRIPTION	ITEM	CURRENCY	APPROVED RFC AMOUNT	ADJUSTMENT 1	ADJUSTMENT 2	TAX	THIS AMOUNT	COST TYPE	COST CODE
1	001	20-Two pipe fan coil system	6160	USD - Dollar (United States of America)	\$17.00	\$0.00	\$0.00	\$0.00	\$17.00		
2	001	30-Two pipe fan coil system with	6161	USD - Dollar (United States of America)	\$-8.15	\$0.00	\$0.00	\$0.00	\$-8.15		
3	001	10-electrical	6166	USD - Dollar (United States of America)	\$-8.85	\$0.00	\$0.00	\$0.00	\$-8.85		
					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		

1

20

PAGE SIZE

PMweb

(Portfolio) > Schedules > Forms > WIR 07 24 00 THERMAL AND MOISTURE PROTECTION EXTERIOR INSULATION AND FINISH SYSTEMS > 1 - MAIN

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WIR 07 24 00 Thermal and Moisture Protection Exterior Insulation and Finish Systems

Project	ID	Date
Company	Spec	
CSI	Task	
WBS	Location	
CBS		
Inspector	Date	Status
Revision	13-08-2021	Draft

07 24 00 Thermal and Moisture Protection Exterior Insulation and Finish Systems

07 24 00

Refresh

NO.	ITEM INSPECTED	STATUS
1	Layout/minimum panel sizes per manufacturers specifications	
2	Manufacturer system as specified by plan	
3	Finish coat/substrates/panels and reinforcement match mfrs. specifications	
4	Fasteners: correct set for substrates /rough and finish coats	
5	Edges and joints: aligned and flush	
6	Flashing / drip edges and corners: per plans	
7	Expansion joints:damage and finish coat free channels	
8	Moisture and drainage system : per specifications and functional	
9	Finish coat :color/pattern correct/ no scaffold lines or cold joints	
10	Water traps : none; correct slopes on sills and decorative elements	
11	Aggregates : correct size and type : uniform application	

PAGE SIZE: 20

11 Items In 1 pages

Comments

● Attaching Documents and Emails

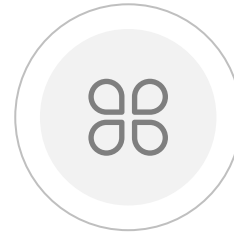
Compliance and Traceability



Attach drawings, specs, images, and videos directly to transactions.




Link related records and emails to maintain traceability.



Ensure compliance and streamline approvals.

● Attached Documents to Business Process Template



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
NOTES


ATTACHMENTS (12)


WORKFLOW (2/4)


NOTIFICATIONS (9)

+ Add


 Details

 List View


 Sort




1892 - 001 - Office Modifica...




2822 - 1 -




1906 - 9 - Conflict




23886 - AA0013 -




1038 - Boston Medical - 00...




1272 - Boston Medical Cent...




1505 - Boston Medical Cent...



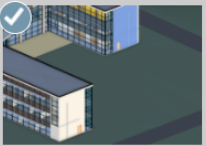
1175 - Boston Medical Cent...



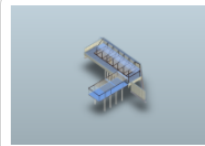
3197 - brochure_summit




1037 - cad_1drawing

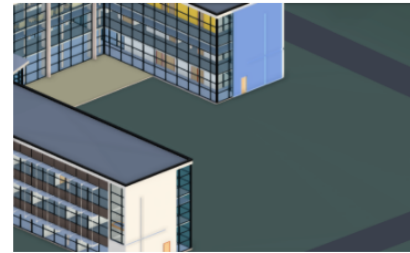



23756 - rac_advanced_sam...





3198 - rst_basic_sample_pr...

 23756 - rac_advanced_sample_project-S...










Description*

Notes

Geolocation

Display in Image Gallery 


Version 1

Added From Upload

Added 20-Jun-2021

Added By abdulsalam - Abdulsalam Khan

ADD COMMENT



● Branding and Digital Signature Options

Output forms can be customized with corporate branding.

Supports visual signatures and DocuSign integration.

Compliant with FIDIC Clause 1.3 – Digital Approvals.

Customization and Integration

● Digital Signature for Business Processes' Output Forms

PMWeb

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(Portfolio) > Forms > RFIS > 004 - Conflict

Boston Medical Center - 004 - Conf

WORKFLOW (2/4)

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Drag a column header and drop it here to group by that column

Resend Message(s)

Refresh

Layouts

EMAIL	GENERAT	STEP	DUE DATE	ATTACHMENTS	ROLE	USER	ACTION DATE	ACTION TIME	ACTION	DELEGATE	TEAM INPUT	DOCUMENT VALUE	SIGNATURE	COMMENTS
		1	31-07-2011		Project Accountant	Admin (admin)	26-07-2011	12:11:57 PM	Submit					
		2	31-07-2011		Project Engineer	Admin (admin)	20-06-2014	03:18:49 PM	Return					
		1	25-06-2014		Project Accountant	Admin (admin)	10-06-2015	11:39:13 AM	Proceed					
		2	15-06-2015		Project Engineer	Admin (admin)	15-07-2015	02:25:41 PM	Proceed					
		3	20-07-2015		Director	Admin (admin)	08-10-2018	02:09:25 PM	Return					

VISUAL WORKFLOW (01 - WF-000001 COST ESTIMATE APPROVAL)

SHOW ROLES

SHOW USER NAMES

SUBMITTER

PROJECT ACCOUNTANT

PROJECT ENGINEER

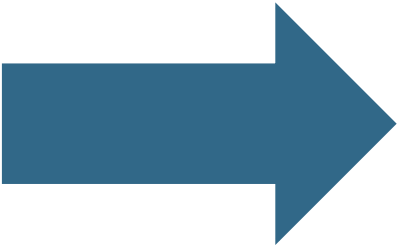
DIRECTOR

CFO

FINAL APPROVE

WITHDRAW

REJECT



CMCS™

CHANGE ORDER - CONSULTANT

Project Number	Project Name		Workstream
Asset Number(s)	001.99 - Master Development - Common Costs		
Project Name		Contract Title	
Consultant	HKS	AVI No	CO-001
Contract Agreement Date	04-Oct-20	EGI No	CI-001
Accepted Contract Amount	2,665,361.00	RFC No	RFC-0000030
Amaala Internal Reference			<input type="checkbox"/> Material Change <input type="checkbox"/> Non Material Change
SUBJECT : Change order for revision			

Instruction

ADD

The scope of work carried out is as follows

A digital signature is a mathematical technique used to validate the authenticity and integrity of a message, software or digital document. ... Digital signatures can provide evidence of origin, identity and status of electronic documents, transactions or digital messages.

OMIT

The scope of work carried out is as follows

Total Actual Cost of Works (including OH&P)			
S.No	Description	Cost Code	Amount Requested
1	Change 1	Other Professional Fees	59,250.00
2	Change 2	Other Professional Fees	99,750.00
3	Change 3	Other Professional Fees	110,625.00
Variation Cost			269,625.00

Programme implications of the EGI

Actual Critical Path Delay

Calendar Days

Actual Critical Path Delay

Calendar Days

Programme for Completion of Design

0

Calendar Days

Contractor Signature

We hereby confirm our agreement to the above addition to, or the deduction from, the Accepted Contract Amount and/or Programme, as a result of the Engineer's Instruction.

Consultant

Date

27-11-2021

Signatures

Cost Consultant		Date	28-11-2021
Engineer's Representative		Date	29-11-2021
Delivery PM		Date	30-11-2021
Development Director		Date	30-11-2021

● Reporting and Dashboards

01

Over 150 forms, reports, and dashboards available in PMWeb.

02

Dashboards can aggregate cost, schedule, and performance data.

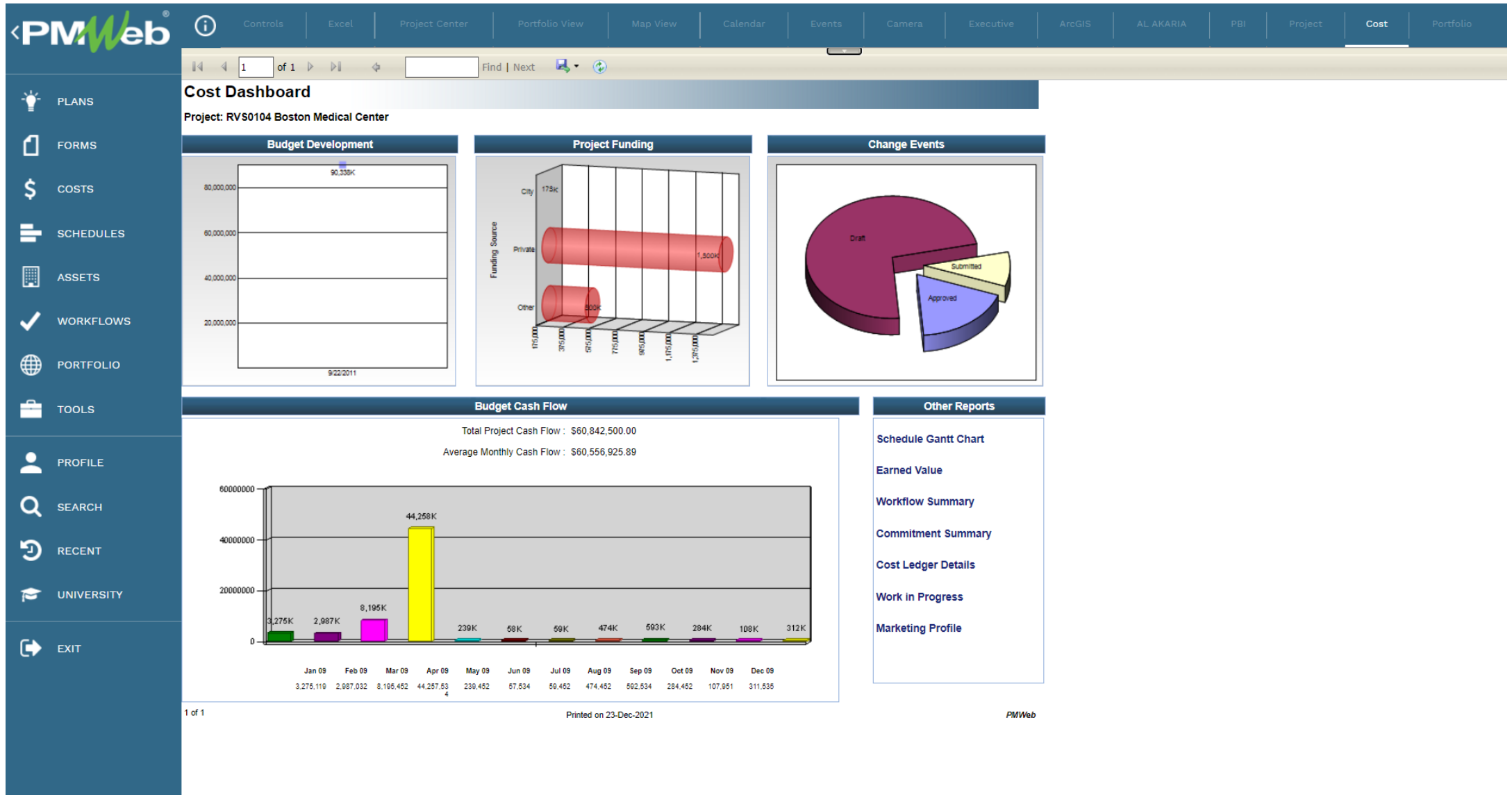
03

Custom views available for executives, PMs, and auditors.



Real-time Insights

● Project Cost Management Dashboard



● BI Integration and Digital Twin

Predictive Insights



PMWeb data can feed Power BI dashboards for advanced analysis.



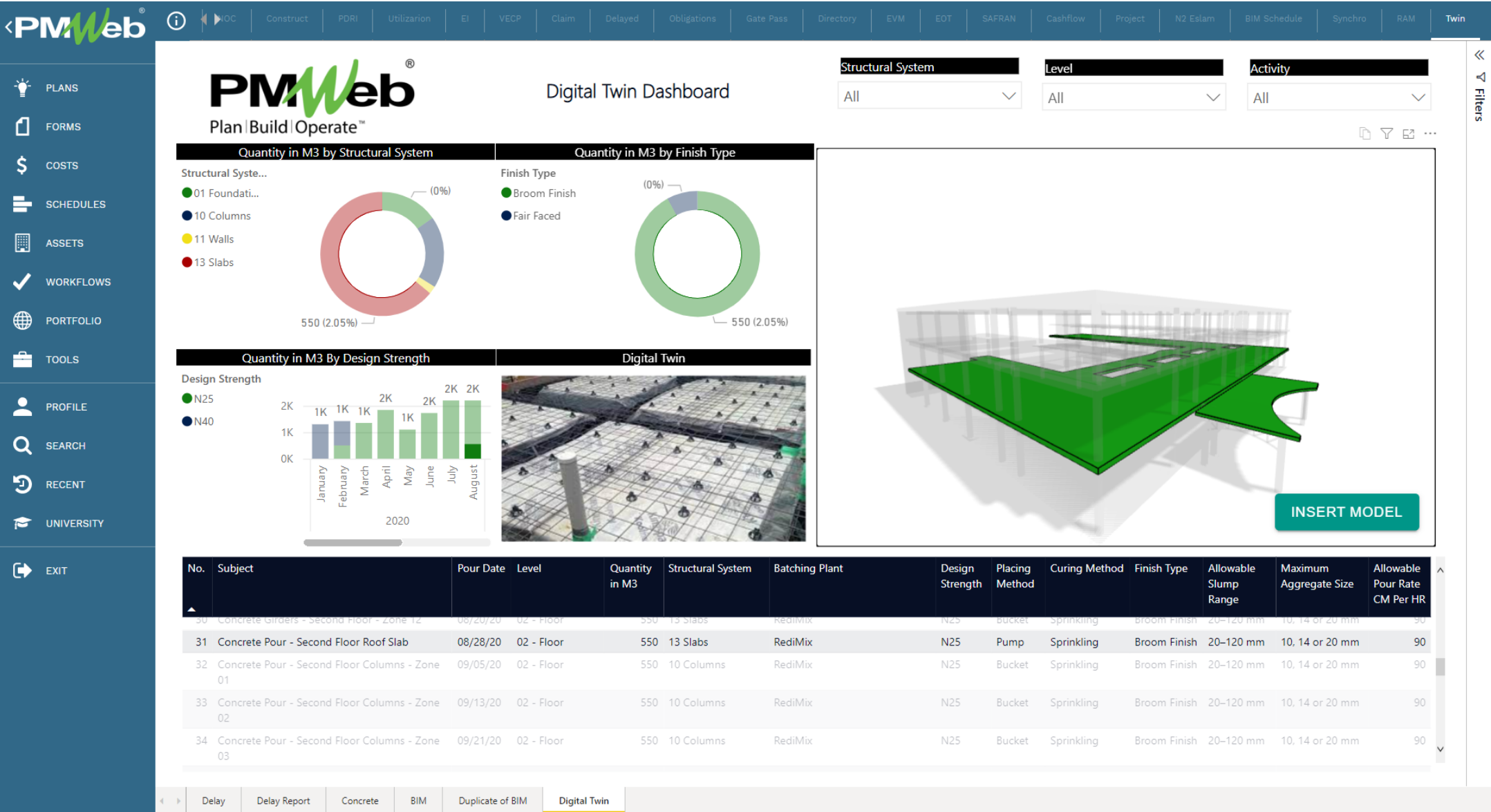
Digital twins integrate BIM, GIS, schedule, and cost data.



Enables predictive insights and proactive decisions.



● Digital-Twin BIM-Enabled Report

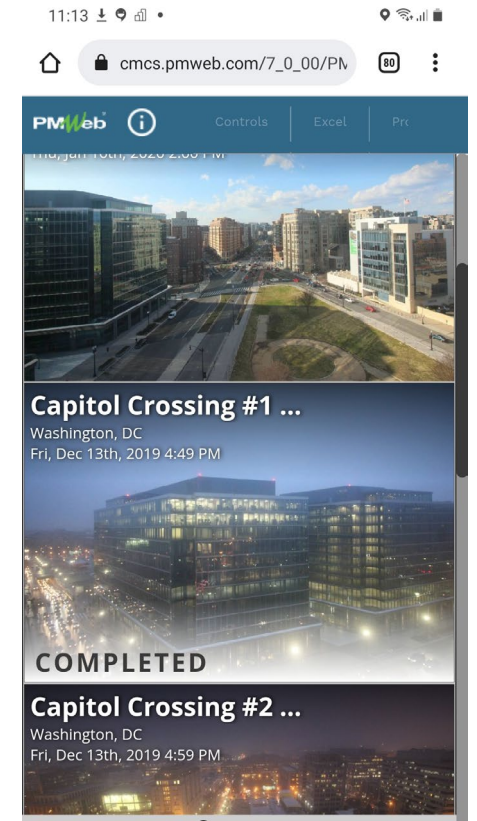
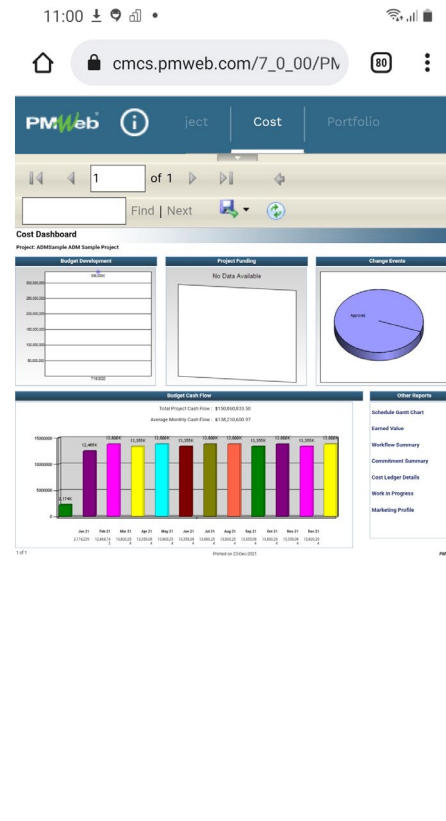
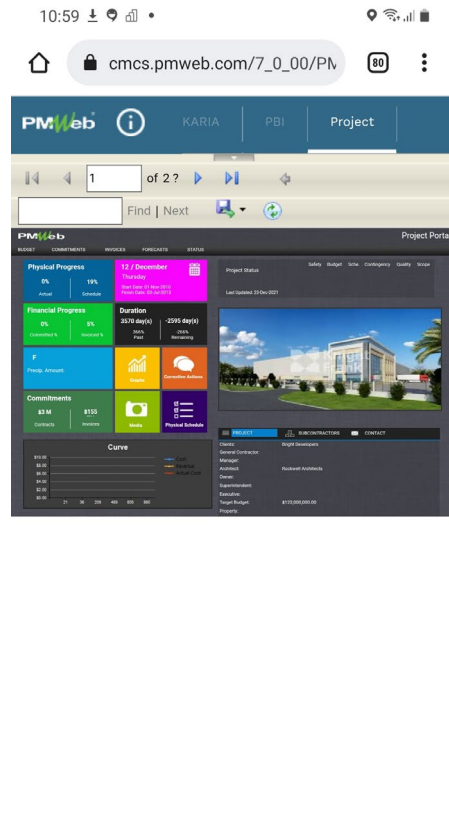
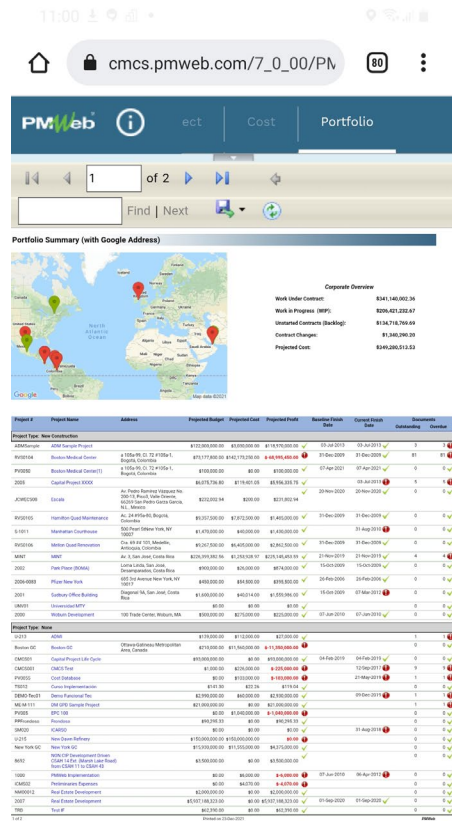


● Mobile Accessibility

Flexibility and Collaboration



- Anywhere, Anytime Using Any Device Accessibility



02

Project Life Cycle Stages



● Introduction to Project Life Cycle

Importance and Structure



Projects follow defined life cycle stages from idea to closeout.

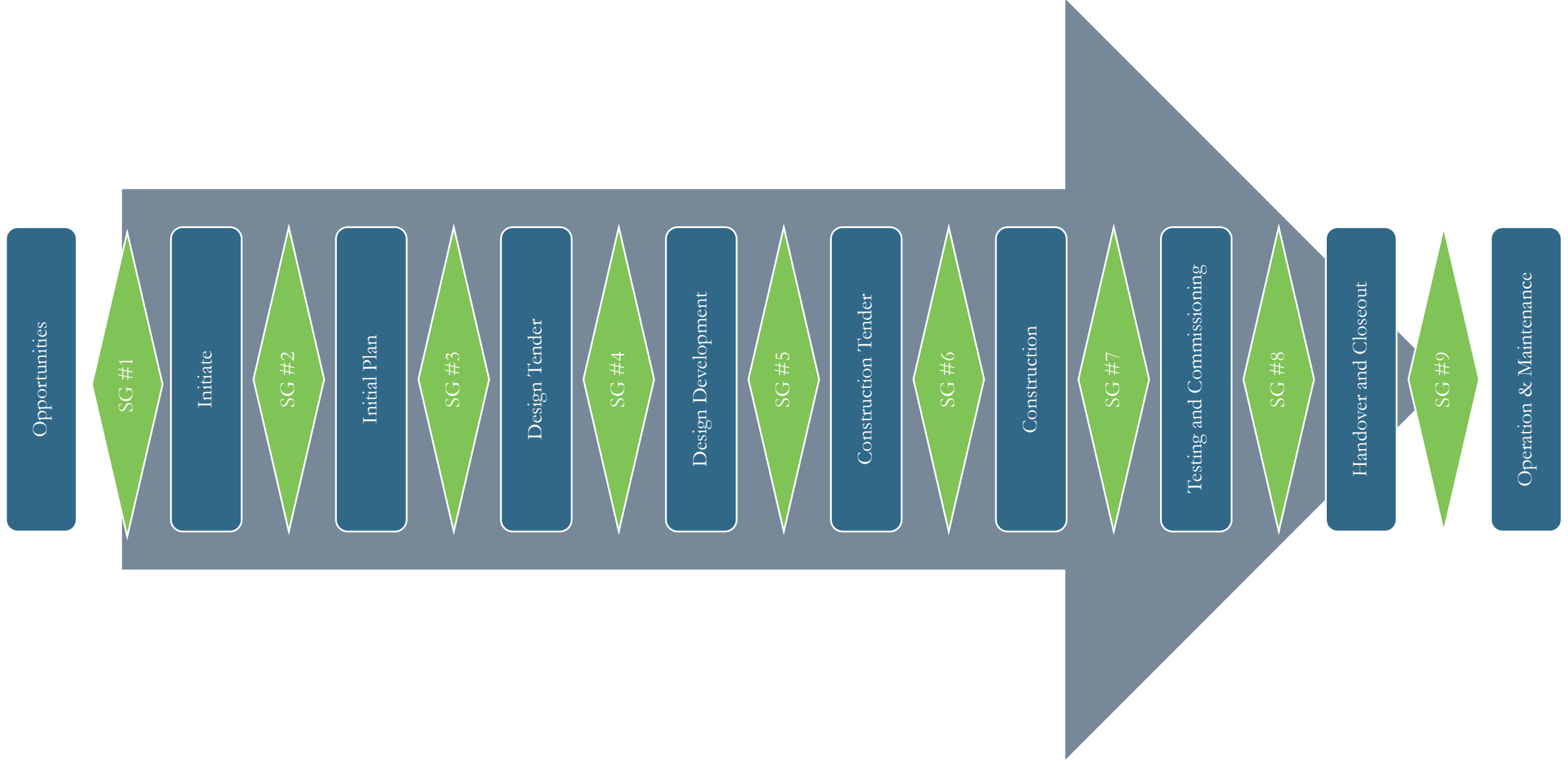


Each stage must be formally completed before moving to the next.



Structure ensures clarity, control, and performance monitoring.

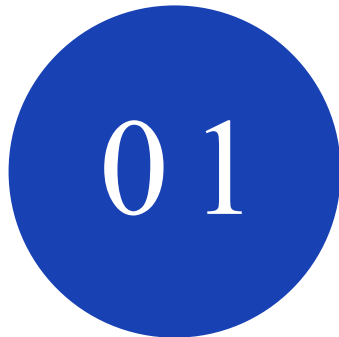
● Capital Construction Project Life Cycle



Life Cycle Stage Gate Governance



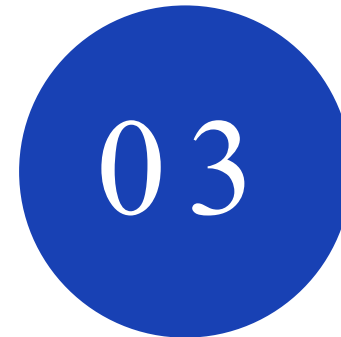
Stage Gate Checkpoints



Stage gates are checkpoints between project phases.

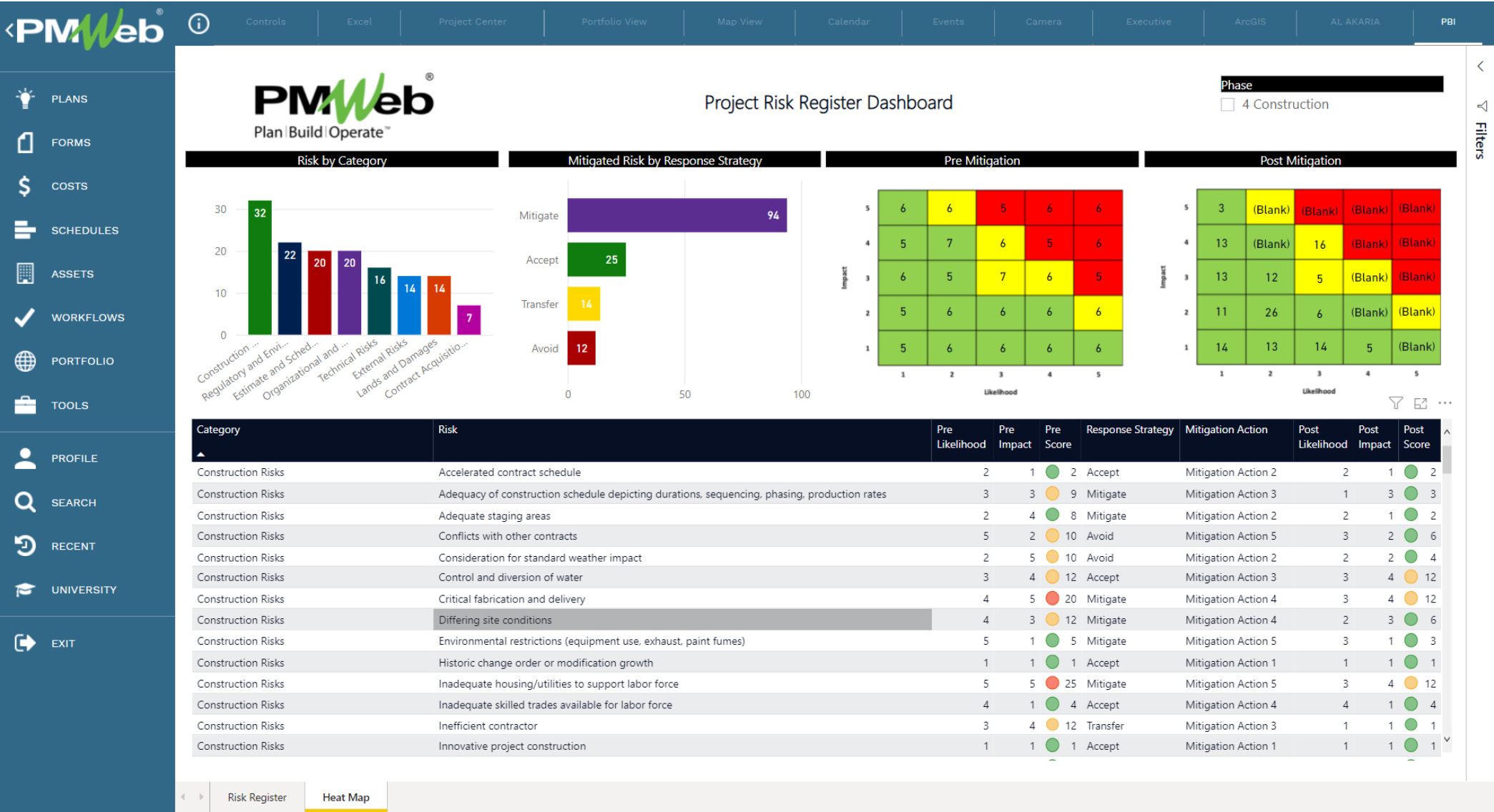


Deliverables (e.g., budget, business case, risk register) must be completed and approved.



Each gate has a designated Gatekeeper responsible for review and approval.

● Risk Register



● Flexibility in Stage Gates

Soft Gates for Agility



Some stage gates are 'soft' – allowing progress before full approval.



Enables agility in fast-track or urgent projects while maintaining oversight.



Formal scoring templates can be used for consistent gate reviews.

● Stage Gate Deliverables

PMWeb®
(Portfolio) > Tools > Stage Gates Management > STAGE GATES > 171 - Capital Planning

Project*: CMCS01 - Capital Project Life Cycle

Stage*: Capital Planning

GateKeeper: CMCS - Bassam Samman

Duration: 30

Duration UOM: Days

Type: Planning

Task:

Lead Time: 0

Due: 06-01-2019

Done: ☐

Done Date:

Status/Revision: Draft 0

TASK RECAP

Items: 9

Done: 0

Done %: 0%

STAGES

- Capital Project Life Cycle
- Capital Planning
- Development
- Design Services Procurement
- Schematic Design
- Design Development
- Construction Documents
- Construction Procurement

USER DEFINED FIELDS

Stage Objective:

Committee Decision:

	DONE	LINE #	ATTACHMENT	RECORD TYPE	RECORD #	DESCRIPTION	STATUS	REV.	WORKFLOW STEP	RESPONSIBLE	DURATION DAYS	WBS	TASK	START DATE	END DATE
	<input type="checkbox"/>	1				Business Case				William Timpson	5	1.1.02 - Scope Development	Business Case		
	<input type="checkbox"/>	2		Risk Analysis		Project Risks Identification				Tom Harker	5	1.1.07 - Risk Identification	Project Risk Identification		
	<input type="checkbox"/>	3				Proposed Solution Analysis				Mike Marshall	5	1.1.02 - Scope Development	Proposed Solution Analysis		
	<input type="checkbox"/>	4		Schedules		Project Milestone Schedule				Janice Rockwell	10	1.1.06 - Schedule Development	Project Milestone Schedule		
	<input type="checkbox"/>	5		Estimates		Cost Estimate Screening (-40% to +60%)				Jon Lloyd	10	1.1.05 - Cost Estimate Development	Cost Estimate Screening		
	<input type="checkbox"/>	6		Estimates		Operating Cost Estimate				Fausto Martinez	5	1.1.05 - Cost Estimate Development	Operating Cost Estimate		
	<input type="checkbox"/>	7		Funding Record		Capital Budget Funding Source Identification				Karen Watson	5	1.1.01 - Funding Source Identification	Capital Budget Funding Source Identification		
	<input type="checkbox"/>	8				Building Program Statement- Initial				Ned Furbish	5	1.1.02 - Scope Development	Building Program Statement		
	<input type="checkbox"/>	9				Deliverables Checklist Verification				Bassam Samman	2	1.1 - Capital Planning	Deliverables Checklist Verification		

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● Integration with PMIS

PMIS platforms like PMWeb can automate stage- gate reviews.

1.

Pulls data from actual project transactions (e.g., cost estimate, schedule) for review.

2.

Ensures compliance, transparency, and traceability.

3.

Automation and Compliance

Capital Construction Project Life Cycle



03

Opportunities Stage



● Project Requests & Initial Scope



Formal Initiation

Anticipated Benefits & Initiatives



Benefit Analysis

01

Each opportunity should outline expected benefits to be realized.



02

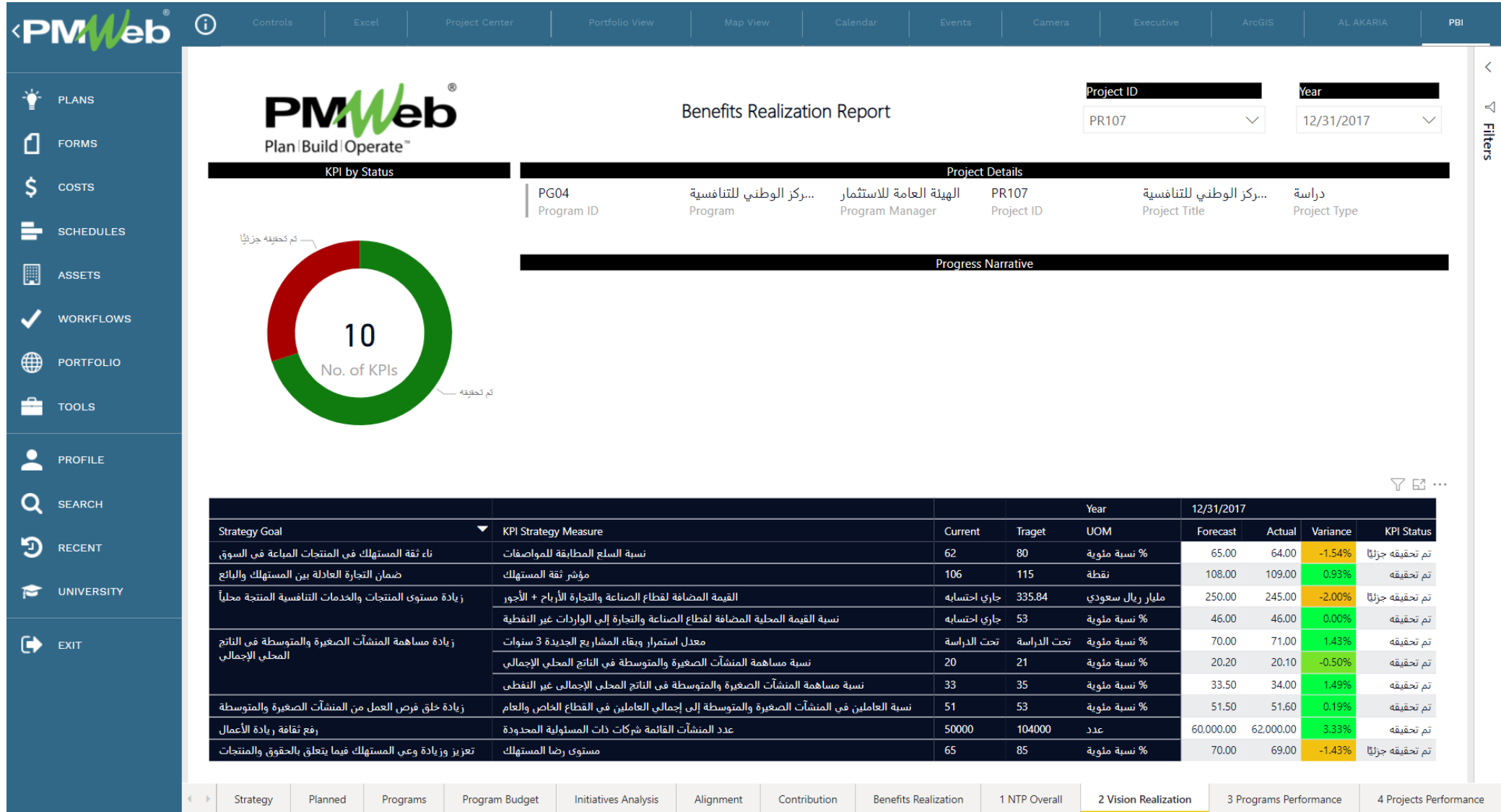
Benefits may include cost savings, improved service, or social/environmental gains.



03

Opportunities are grouped under initiatives to simplify analysis.

● Benefits Realization Report



● Evaluating and Shortlisting Initiatives

Scoring Criteria

Opportunities are scored based on predefined evaluation criteria.



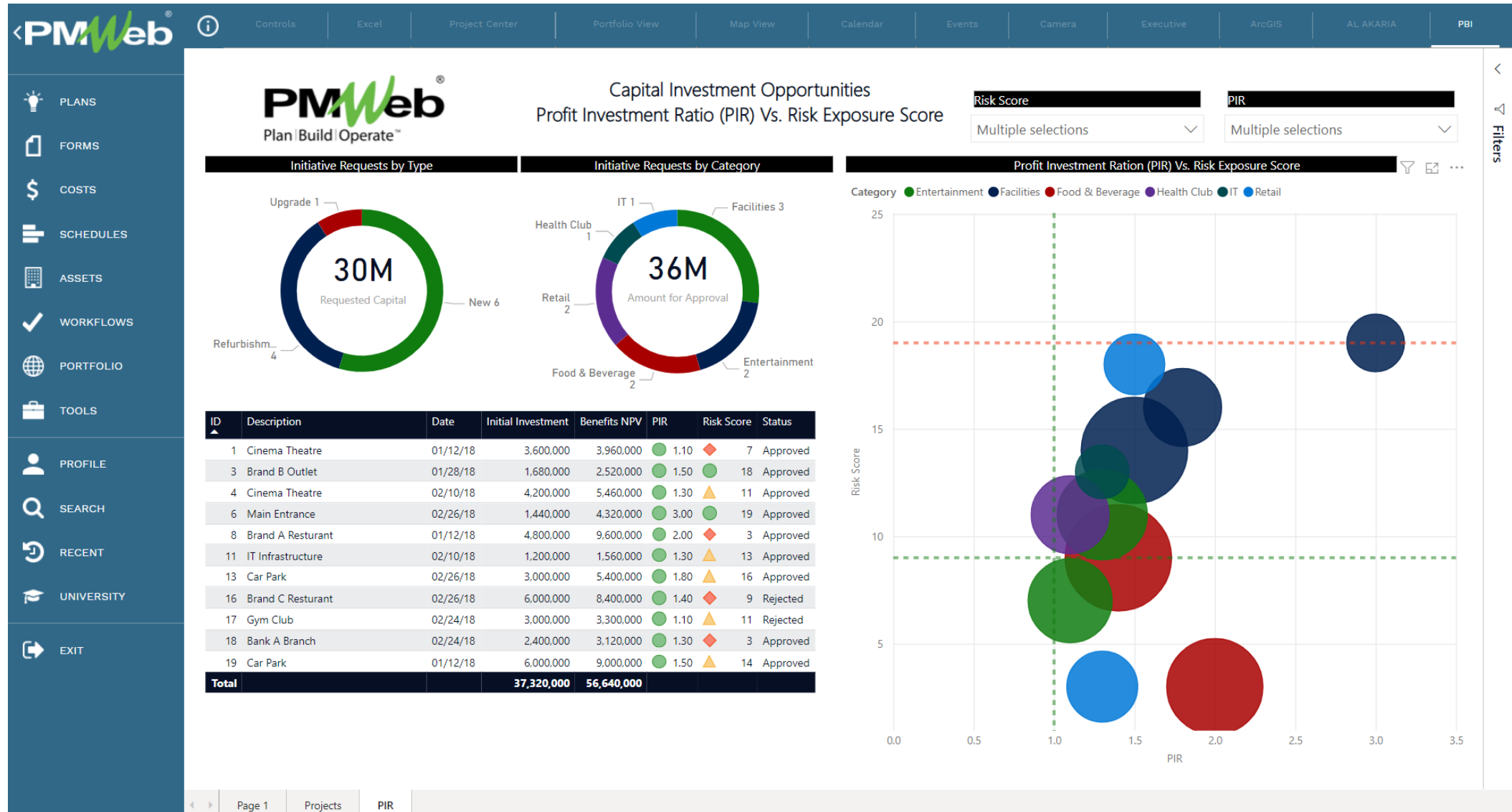
Helps filter out unviable or low-impact initiatives.



Shortlisted initiatives undergo deeper analysis including scoring.



● Profit Investment Ratio Vs. Risk Exposure Score

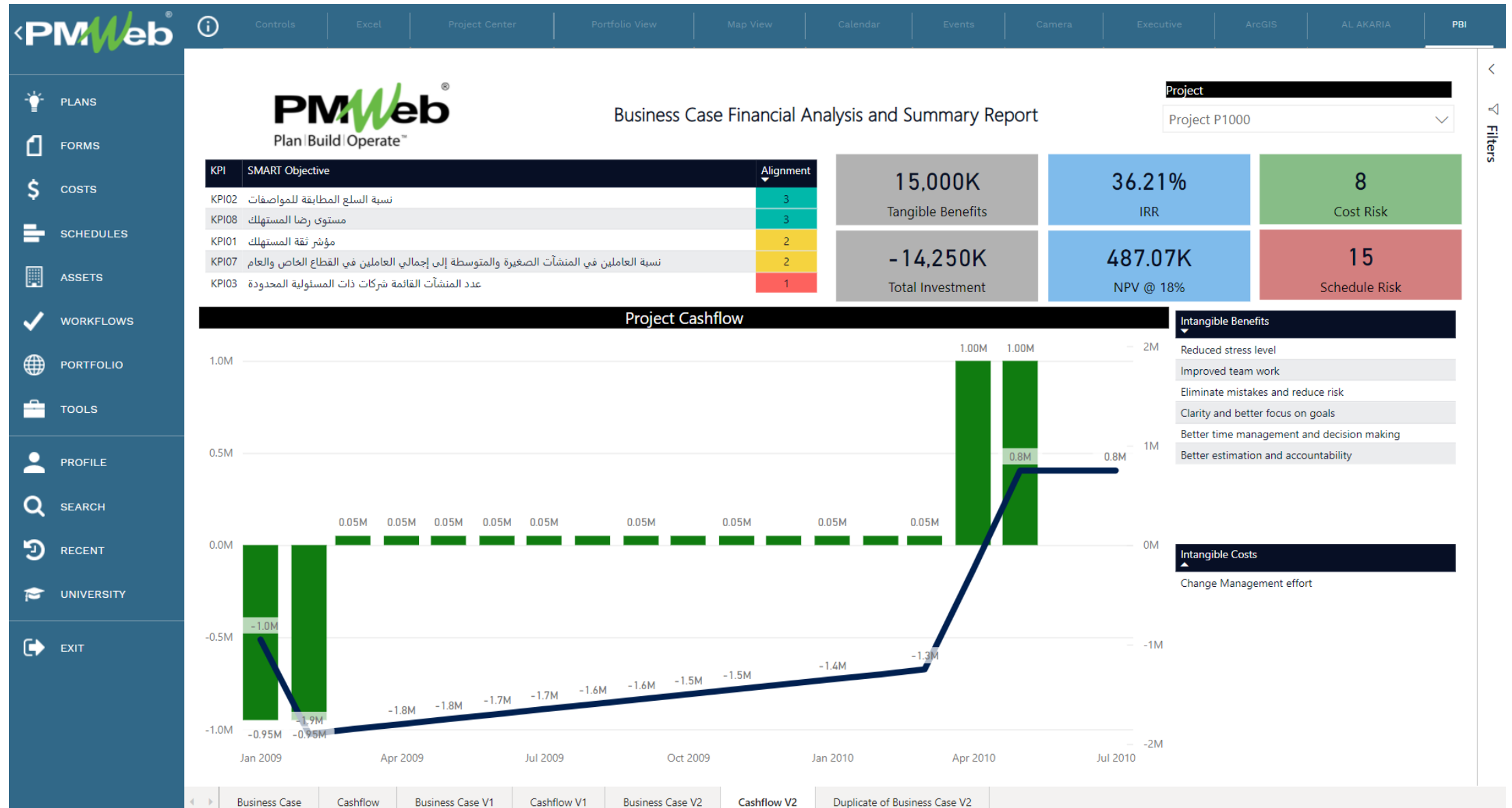


● Business Case Development

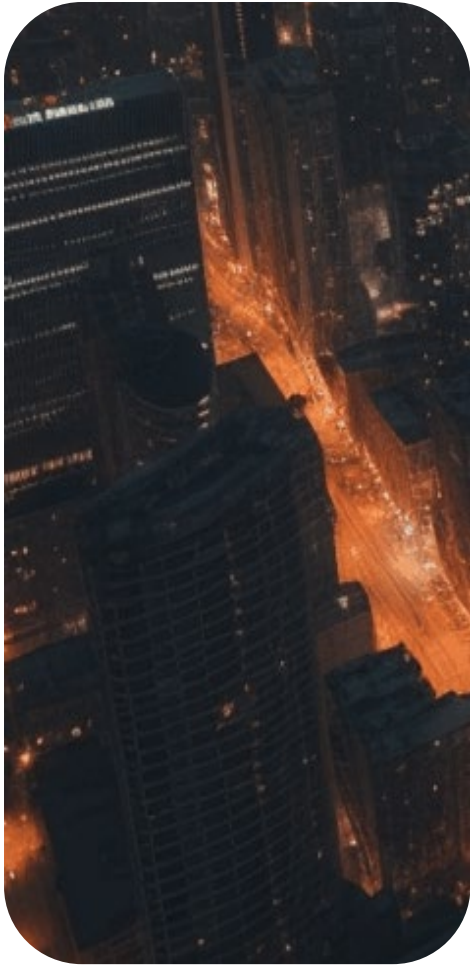


Justification and Alignment

● Business Case Financial Analysis



● Environmental Impact & ArcGIS Analysis



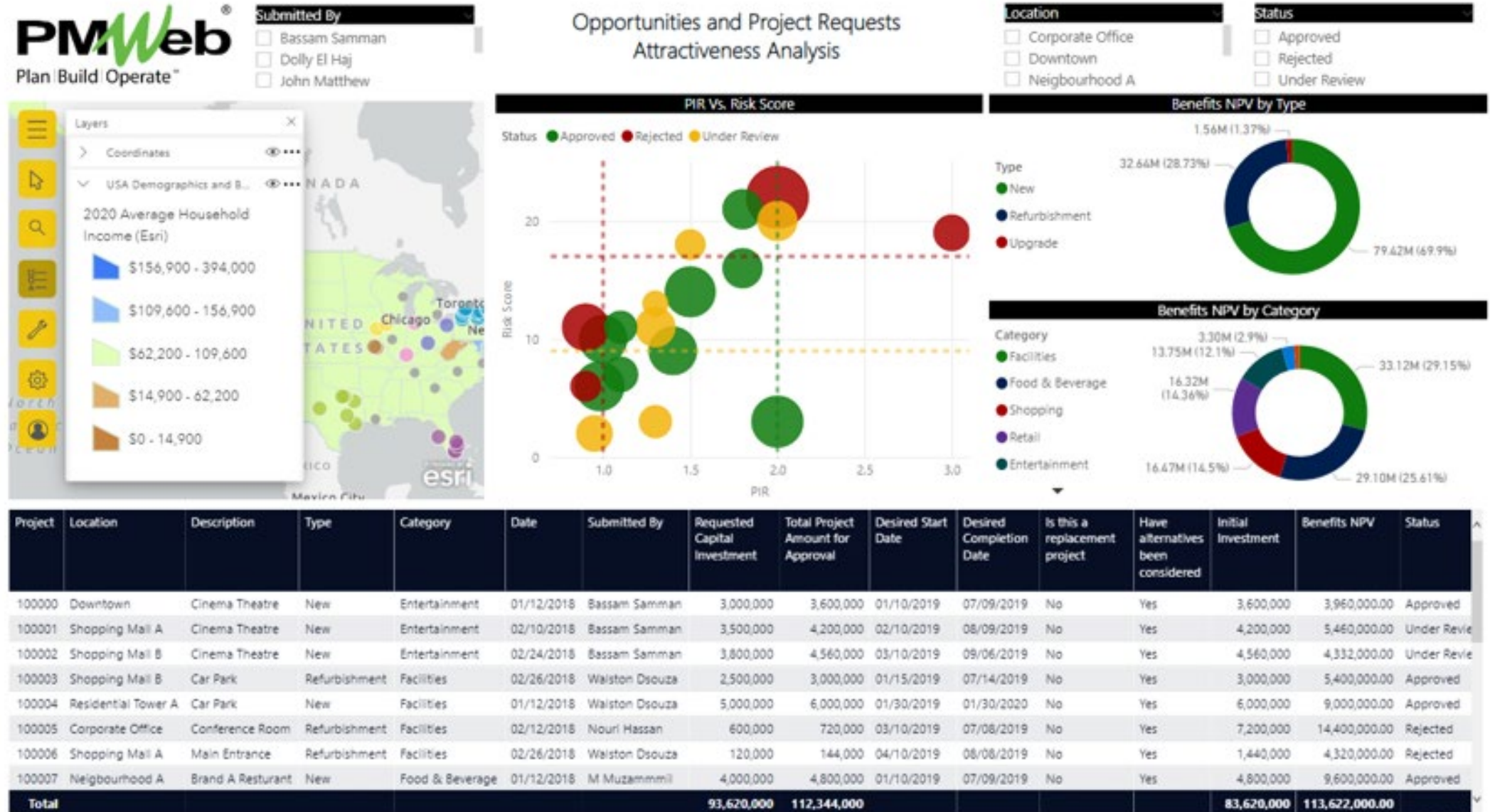
Informed Decision-Making

Environmental assessment ensures compliance and sustainability alignment.

ArcGIS used to analyze geographic factors (e.g., zoning, infrastructure).

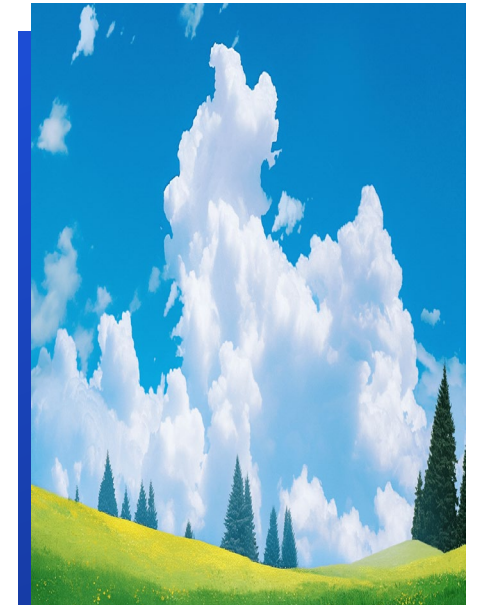
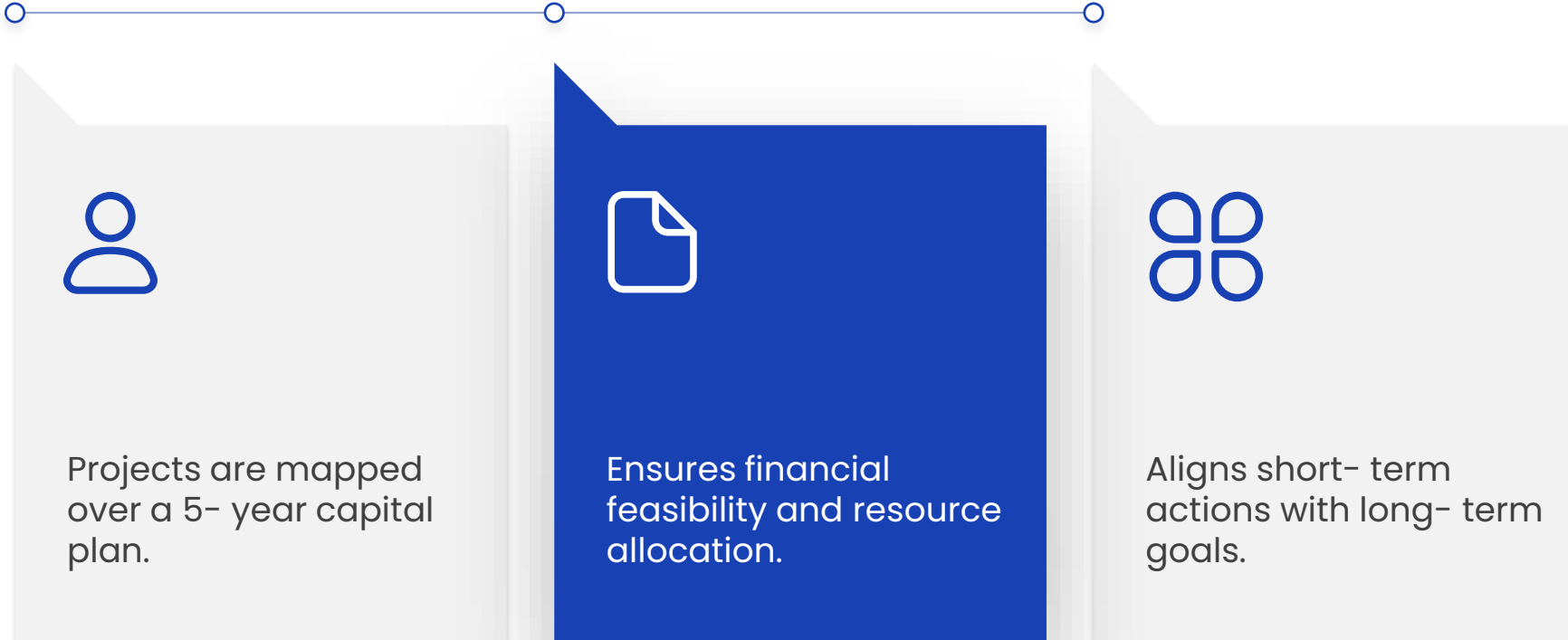
Supports informed decision-making on location-sensitive projects.

● Opportunities & Project Requests Attractiveness Analysis

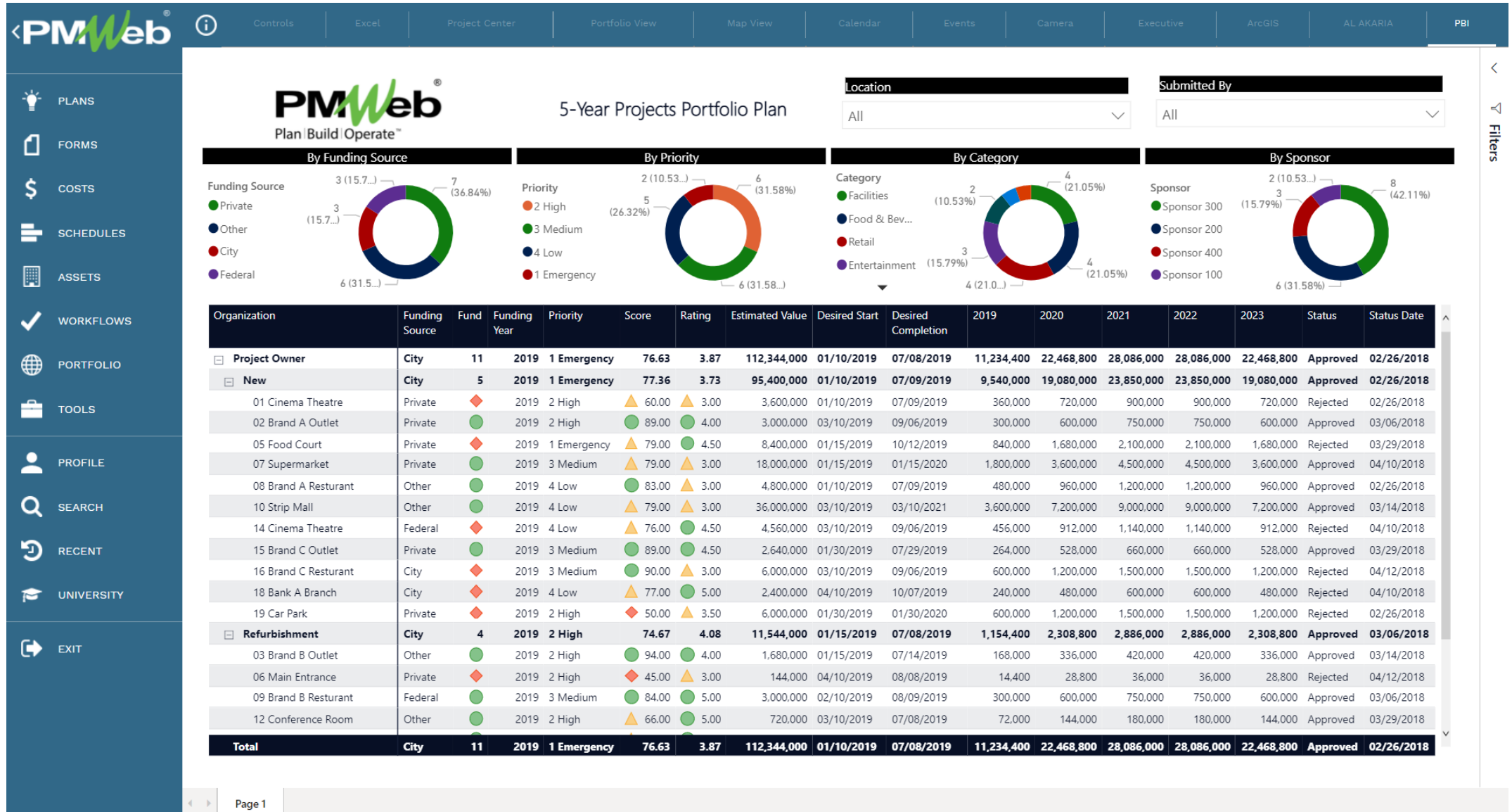


● Five - Year Portfolio Planning

Long - Term Alignment



5- Year Projects Portfolio Plan



Project Funding & Bankability



Financial Planning

01

Funding sources must be identified early (internal, PPP, loans).



02

Bankability assessment ensures project attractiveness to investors/lenders.



03

Supports proactive financial planning.

● Best Practice Checklist for Long-Term Yield Assessment

PMWeb

MAIN

Best Practice Checklist for Long-Term Yield Assessment

Project	<input type="text"/>	ID	<input type="text" value="1"/>	Date	<input type="text" value="20-Dec-2021"/>
Subject	<input type="text"/>				
EPC Contractor	<input type="text"/>				
Revision	<input type="text" value="0"/>	Date	<input type="text" value="20-Dec-2021"/>	Status	● Draft

Technical aspect & what to look for in the LTya

A Solar resource assessment

- ☐ 1. Only reliable solar irradiation data sources should be used and the name(s) and version(s) must be clearly stated. Data source(s) used must be able to provide uncertainty estimations and ideally have been extensively validated
- ☐ 2. The period covered by the solar irradiation data source(s) used must be reported. Only data sources with more than 10-year recent data should be used for LTya calculations
- ☐ 3. The effect of long-term trends in the solar resource should be analyzed. In the presence of such trends, the long-term solar resource estimation should be adjusted to account for this effect
- ☐ 4. The use of site adaptation techniques is recommended to reduce the uncertainty. A measurement campaign of at least 8 months and ideally one full year is recommended

B PV yield modelling

- ☐ 5. The PV modeling software and the specific version used must be clearly stated in the report
- ☐ 6. If in-house software is used, the name(s) and version(s) must also be stated
- ☐ 7. All assumptions (e.g. soiling losses, availability, etc.) and sub-models used (e.g. transposition model) must be clearly stated

C Degradation rate and behaviour

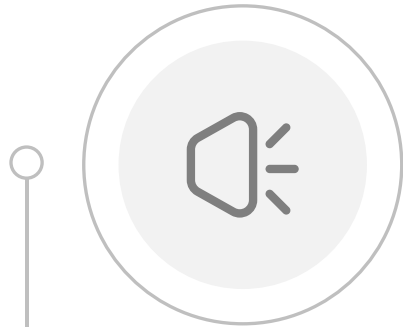
- ☐ 8. The degradation rate(s) used for the calculations must be clearly stated in the report. It is recommended to differentiate between first year effects and yearly behavior over project lifetime
- ☐ 9. Degradation behavior assumption (e.g. linear, stepwise, etc.) over time should be clearly stated and ideally backed up with manufacturer warranties
- ☐ 10. If specific manufacturer warranties are available (e.g. module warranty document or sales agreement), these can be used to fine tune the lifetime degradation calculation

D Uncertainty calculation

- ☐ 11. All steps in the long-term yield calculation are subject to uncertainties. All uncertainties should be clearly stated and references must be provided in the report
- ☐ 12. Special attention must be paid to the solar resource related uncertainties as these are among the most important elements in the contribution to the overall uncertainty
- ☐ 13. If special methods are used to reduce some uncertainties e.g. site adaptation techniques, these should be clearly documented and ideally backed up with scientific validation

● Sustainability Linked Loans

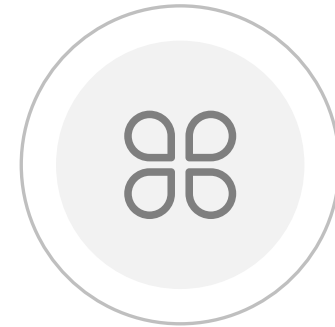
Incentives for Sustainability



Some projects may qualify for sustainability-linked loans (SLLs).

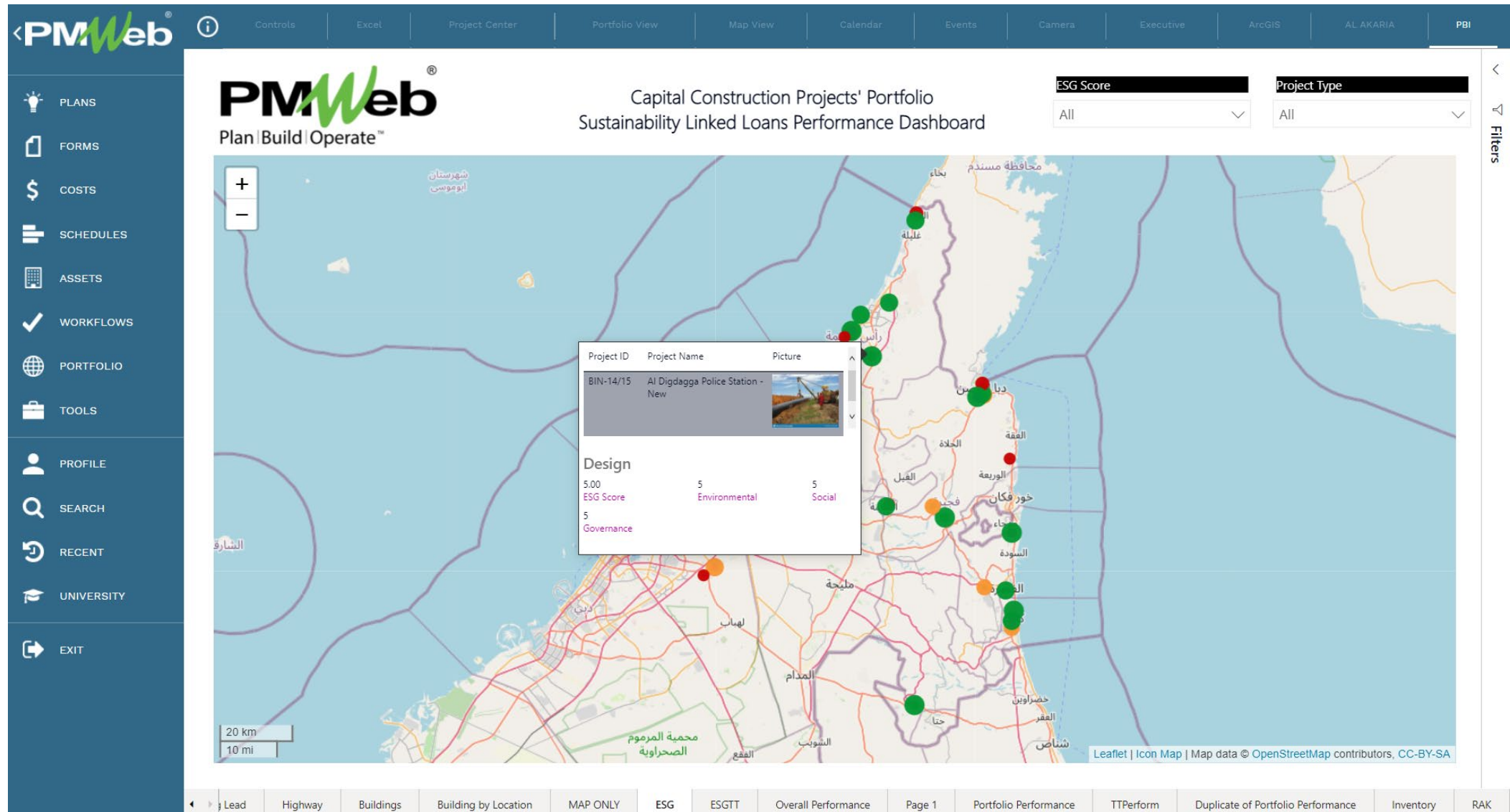


Loan terms depend on meeting environmental or social targets.




Adds financial incentive to sustainable design and delivery.

● Sustainability Linked Loans Performance Dashboard



● Opportunities Register & Land Bank



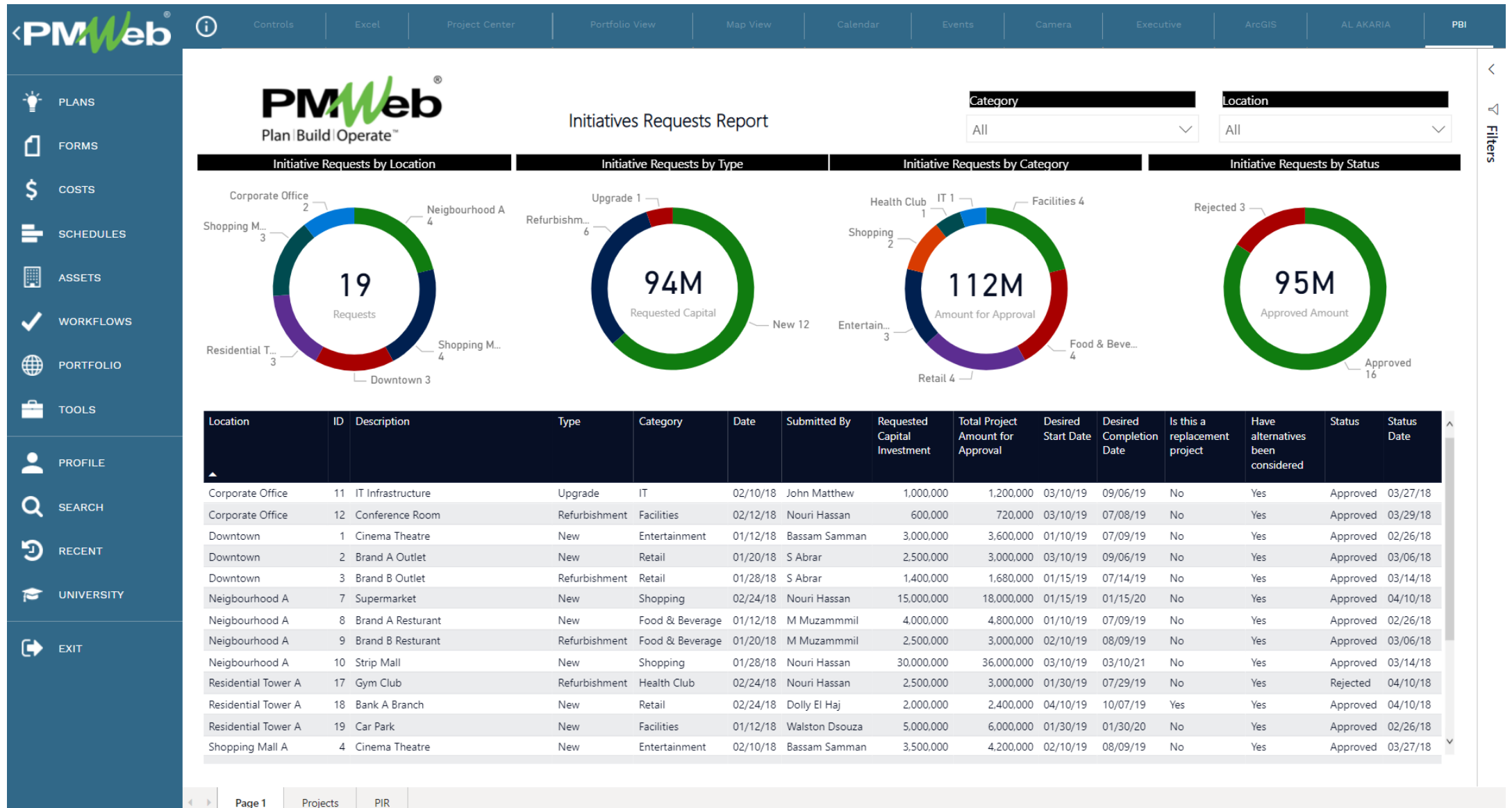
All evaluated opportunities are tracked in an opportunities register.

Land bank records available land assets for potential development.

Provides full visibility and control over project pipeline.

Pipeline Visibility

● Initiatives Requests Report



04

Initiation Stage



Updating Registers and Programs

Validation and Review

Project data from the Opportunities Stage is validated and updated.

01.



Initial implementation program is established.

03.



02.



Register risk, benefits, stakeholders, and deliverables are reviewed.

● Projects Register

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Controls

Excel

Project Center

Portfolio View

Map View

Calendar

Events

Camera

Executive

ArcGIS

AL AKARIA

PBI

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FORMS

COSTS

SCHEDULES

ASSETS

WORKFLOWS

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TOOLS

PROFILE

SEARCH

RECENT

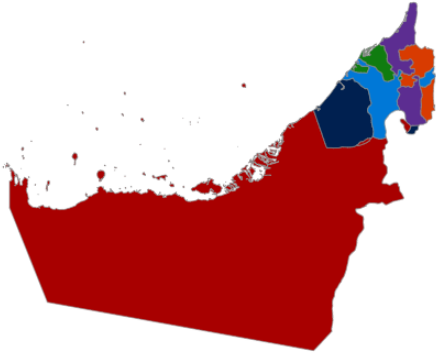
UNIVERSITY

EXIT

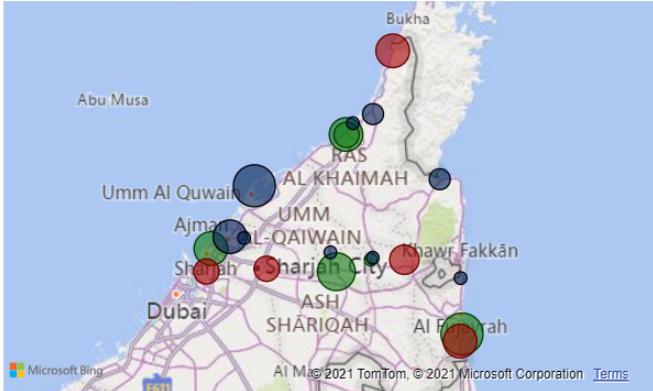
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Plan Build Operate™

Emirates of the UAE



Emirates of the UAE



Projects Inventory List

Location

Multiple selections

Project	Phase	Facility	Original Budget	Consultant	Contractor	Sponsor	Type	Project Size	Status
BED-04/15	Construction	School	33,000,000	Consultant C	Contractor C	MOHealth	GMP Contract	Small	Troubled
BED-08/15	Construction	School	19,000,000	Consultant D	Contractor D	MOInterior	GMP Contract	Small	Troubled
BED-B	Construction	School	150,000,000	Consultant G	Contractor G	MOEducation	GMP Contract	Medium	Completed
BED-C	Construction	School	18,000,000	Consultant C	Contractor C	MOInterior	GMP Contract	Large	Late
BED-D	Construction	School	40,000,000	Consultant A	Contractor A	MOHealth	GMP Contract	Medium	On Target
BED-F	Construction	School	51,000,000	Consultant B	Contractor B	MOHealth	GMP Contract	Medium	Late
BED-H	Construction	School	35,000,000	Consultant C	Contractor C	MOHealth	GMP Contract	Medium	Troubled
BHC-01/15	Construction	Health Care	18,000,000	Consultant D	Contractor D	MOInterior	GMP Contract	Small	On Hold
BHC-02/15	Construction	School	20,000,000	Consultant B	Contractor B	MOInterior	GMP Contract	Medium	On Target
BHC-05/15-UP-2	Construction	School	19,000,000	Consultant D	Contractor D	MOInterior	GMP Contract	Large	On Hold
BHC-09/15	Construction	School	45,480,000	Consultant E	Contractor A	MOHealth	GMP Contract	Medium	On Hold
BHC-10/15	Construction	School	18,000,000	Consultant G	Contractor G	MOInterior	Design Services	Small	Completed
BHC-11/15	Construction	School	38,000,000	Consultant F	Contractor F	MOHealth	GMP Contract	Large	On Target
BHC-12/15	Construction	School	39,065,000	Consultant G	Contractor G	MOHealth	GMP Contract	Small	On Target
BHC-A	Construction	School	85,000,000	Consultant A	Contractor A	MOHealth	GMP Contract	Medium	Troubled
BHC-B	Construction	School	50,000,000	Consultant A	Contractor A	MOHealth	GMP Contract	Small	Completed
BIN-04/15	Construction	Civil defence	17,000,000	Consultant C	Contractor C	MOInterior	GMP Contract	Large	On Target
BIN-12/15	Construction	Civil defence	40,000,000	Consultant C	Contractor C	MOHealth	GMP Contract	Large	Late
BIN-15/15	Construction	Police Station	17,500,000	Consultant A	Contractor A	MOInterior	GMP Contract	Medium	On Target
BIN-17/15	Construction	Police Station	126,000,000	Consultant E	Contractor B	MOHealth	GMP Contract	Large	Late
BIN-B	Construction	Police Station	13,000,000	Consultant B	Contractor B	MOEducation	Design Services	Large	Troubled
BIN-C	Construction	Police Station	15,000,000	Consultant G	Contractor G	MOEducation	GMP Contract	Medium	Late
BIN-H	Construction	Prison	18,000,000	Consultant B	Contractor B	MOInterior	GMP Contract	Large	Late
XXXXXXX	Construction	Police Station	20,000,000	Consultant E	Contractor A	MOInterior	GMP Contract	Medium	Late
ZZZZZZZ	Construction	Police Station	20,000,000	Consultant E	Contractor A	MOInterior	GMP Contract	Medium	Late
BIN-05/15	Design	Police Station	15,000,000	Consultant E	Contractor B	MOEducation	GMP Contract	Large	On Target

All Emirates

Emirate

Block

Duplicate of Emirate

ADNOC

Duplicate of Duplicate of Emirate

● Project Scope and Objectives

Foundation for Planning



Scope is clarified based on approved business case.




Defines key objectives, success criteria, and high-level deliverables.



Serves as foundation for downstream planning.



● Project Scope Outline Form



(Portfolio) > Tools > Forms > INITIAL PROJECT SCOPE OUTLINE FORM > 1 -

MAIN

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INITIAL PROJECT SCOPE OUTLINE FORM

Project

ID

1

Revision

0

Date

30-10-2021

Status

Draft

PROJECT BRIEF

PROJECT OBJECTIVES:

PROJECT SCOPE:

PROJECT STRATEGIC CONTEXT:

PROJECT TECHNICAL INFORMATION

DETAIL OF STUDIES (STAGE A):

SUPPLY AND DEMAND ANALYSIS (STAGE A):

SITE / ROUTE OPTIONS TESTING (STAGE B):

SITE / ROUTE OPTION 1:

Preferred

☐

SITE / ROUTE OPTION 2:

Preferred

☐

● Stakeholder Identification and Communication Plan

Alignment and Engagement



Stakeholders are identified and categorized by influence and interest.

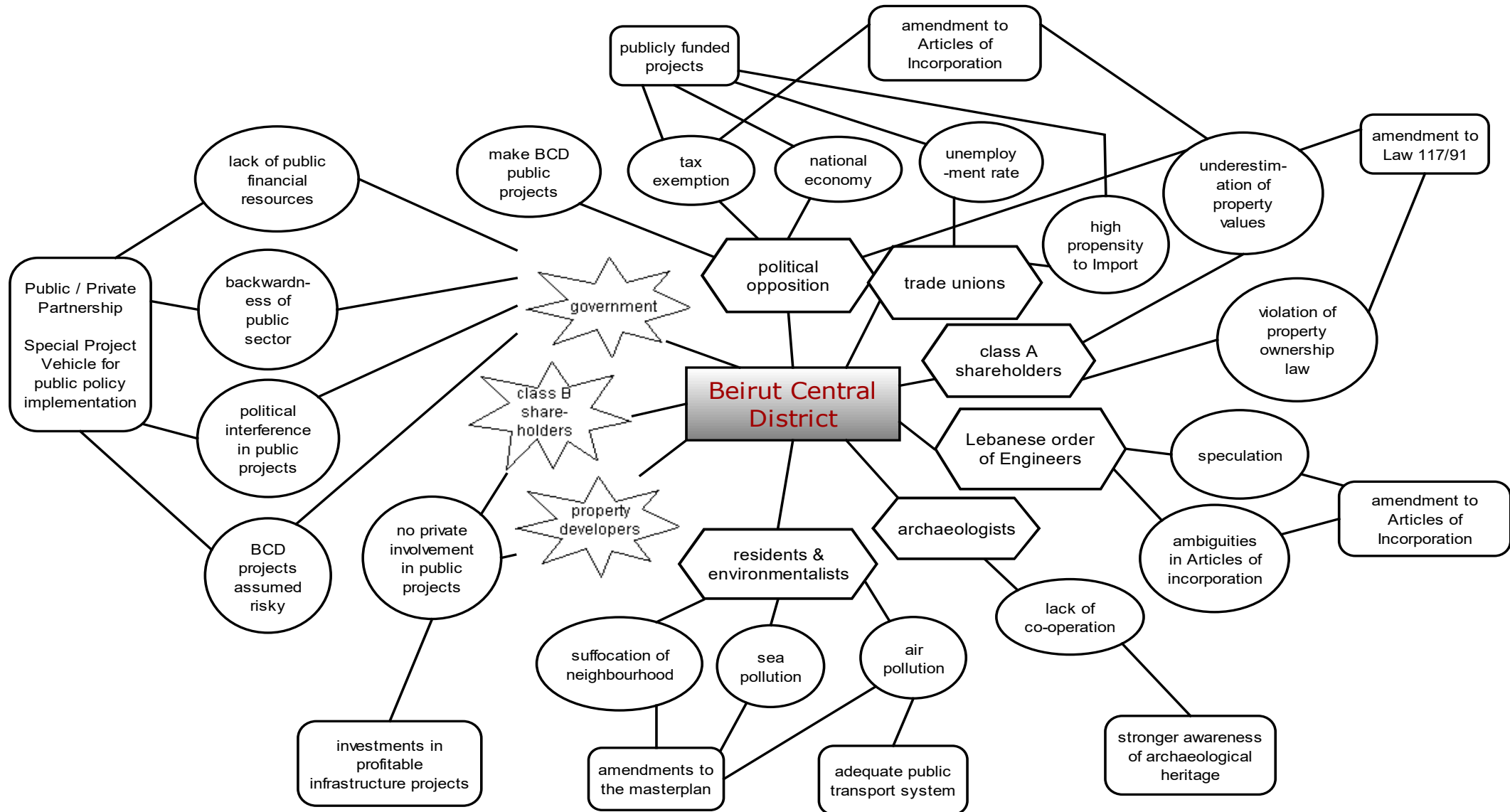


Communication plan outlines methods and frequency of engagement.



Ensures alignment and buy-in from project outset.

Stakeholder Influence Chart



● Appointing the Project Manager



Leadership and Responsibility



Qualified Project Manager is selected based on project complexity.



PM is responsible for leading project delivery and interfacing with stakeholders.



Formal appointment recorded in PMIS.

● RACI Template

No.	Task / Activities Description	Employer	PMC	A/E	GC
1	Bonds, Guarantees, Insurance Policies & Permits				
1.1	Advance Payment Guarantees	K	R	A	P
1.2	Performance Guarantees	K	R	A	P
1.3	Insurance Certificates	K	R	A	P
1.4	Building Permit	K	K	P	S
2	Commencement & Mobilization				
2.1	Order To Commence	K	K	A	K
2.2	Mobilization Arrangement	K	R	A	P
2.3	Contractor's Site Personnel	-	R	A	P
2.4	Consultant's Supervisory Staff	K	A	P	-
2.5	Project Management Staff	A	P	-	-
3	Meetings & Conferences				
3.1	Pre-Construction Conference	K	P	S	K
3.2	Progress Meetings	K	P	S	K
3.3	Technical Meetings	K	K	P	K
3.4	Safety Review Meetings	-	S	P	K
3.5	Job Coordination Meetings	-	K	K	P
3.6	Financial Review Meetings	-	S	P	K
3.7	Planning & Scheduling Meetings	-	R	P	K
3.8	Close Out & Handing Over	K	K	P	K
4	Site Logistics & Safety				
4.1	Temp. Facilities & safety Plan	-	R	A	P
4.2	Equipment & Plant Plan	-	R	A	P
4.3	Site logistics Plan	-	R	A	P
4.4	Site Security	-	R	A	P
4.5	Administer Safety Program	-	K	R	P

○ Developing the Project Charter

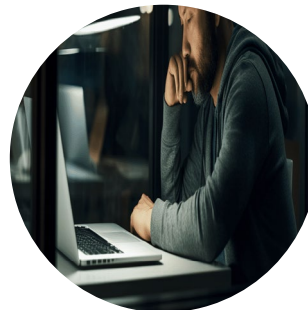
Official Project Launch



Charter includes scope, stakeholders, objectives, timeline, and authority levels.



Serves as official document to launch the project.



Signed by sponsor and authorized parties.

● Project Charter Template

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WORKFLOWS

PORTFOLIO

TOOLS

(Portfolio) > Tools > Forms > PROJECT CHARTER 2 < ميثاق المشروع -

000691-

MAIN

NOTES

ATTACHMENTS (1)

Project Name

Boston Medical Center

Business Unit

Revision

0

Date

26-Nov-2019

Status

Draft

ID

2

ميثاق المشروعPROJECT BRIEF موجز المشروع

PROJECT OBJECTIVES

PROJECT SCOPE

PROJECT STRATEGIC CONTEXT

PROJECT TECHNICAL INFORMATION

PROJECT STUDIES / NEEDS ASSESSMENT / SUPPLY AND DEMAND ANALYSIS

PROJECT SITE LOCATION / ROUTE DETAIL

PROJECT POTENTIAL IMPACTS

PROJECT SCHEDULE INFORMATION

PROJECT STAGE	START	FINISH	COMMENTS
Project Registration	05-Jun-2019	05-Jun-2019	
Initial Planning	05-Jun-2019	05-Jun-2019	
Tender for Design	05-Jun-2019	05-Jun-2019	
Design	05-Jun-2019	05-Jun-2019	
Tender for Construction	05-Jun-2019	05-Jun-2019	
Construction	05-Jun-2019	05-Jun-2019	
Testing and Commissioning	05-Jun-2019	05-Jun-2019	
Handover and Completion	05-Jun-2019	05-Jun-2019	
TOTAL PROJECT SCHEDULE	0		DURATION (MONTHS)
ASSET SERVICE LIFE	0		DURATION (YEARS)

PROJECT COST INFORMATION

CAPEX	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Project Registration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Initial Planning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Tender for Design	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Design	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Tender for Construction	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Construction	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Testing and Commissioning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Handover and Completion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Project	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL PROJECT CAPEX	\$0.00				

● Initiation Stage Gate Approval

Documentation and Approval



Gatekeeper reviews documentation updated registers, charter, initial program.



Approval grants permission to move to the Planning Stage.



Recorded in PMIS with timestamps and digital signatures.



● Stage gate approval Form

PMWeb (Portfolio) > Assets > Forms > BUSINESS CASE REPORT > 1 -

MAIN

Business Case Report

Project ID
Revision Date Status

1. Project Objectives (Executive Summary)
Project Objectives (brief description)

Project Scope Definition

Schedule Milestones

Resources & Budget

2. External Analysis (Competitive Landscape):

3. High Level Cost Estimate

4. Key Risks

5. Recommendations and alternative suggestions

6. Lessons Learnt

05

Plan Stage



Building the Project Team

Define and onboard internal and external team members.



Assign roles aligned with project scope and delivery strategy.



Maintain team structure in PMIS for transparency.



Team Structure and Roles

● Project Organization Chart

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(Portfolio) > Tools > Resource Management > ORG CHART > 3 - Construction Management

3 - Construction Management

MAIN

ADDITIONAL INFORMATION

SCORING (73.96)

RATINGS (4)

NOTES

ATTACHMENTS

Based On*
Program*
Project*
Org Chart ID*
Description
Status / Revision

Projects
APP and Others
RVS0104 - Boston Medical Center
3
Construction Management
Approved 0

OPTIONS

Recap By
Default resource cate...
Display Resource IDs in chart
Allow a resource to be added more than once
Display Resource images

Category
Group Default
☒
☒
☒

RECAP

Total

0

Drag a column header and drop it here to group by that column

Refresh Layouts

RESOURCE	TITLE	RESOURCE GROUP
2 - Mason		
3 - Joe Smith	Senior Architect	General Condition
4 - Plumber - master		
5 - Karen Watson		
6 - Sitework Operator		
7 - Lead carpenter		
9 - Mechanic		
10 - Paint Crew		
11 - Nem Wagner		
12 - Dan Brown		
13 - David Nicholson		
14 - Project Manager		
15 - Superintendent		
IF - Israel Guzman		
AR - Antonio Reyna		
CMCS100 - Bassam Samman	Project Manager	
SCBAS - Bassam Samman	Structural Contractor	

Project Sponsor
Senior Architect 3 - Joe Smith

Project Manager
CMCS100 - Bassam Samman

Project Leader
Project Leader 5 - Karen Watson

Project Leader
Project Leader 11 - Nem Wagner

Project Team Member

Project Team Member

Project Team Member
Project Team Member 15 - Superintendent

Project Team Member
Project Team Member AR - Antonio Reyna

● Stakeholder Engagement and Communication Plan

Planning and Tracking



Identify stakeholders, analyze interest/influence.

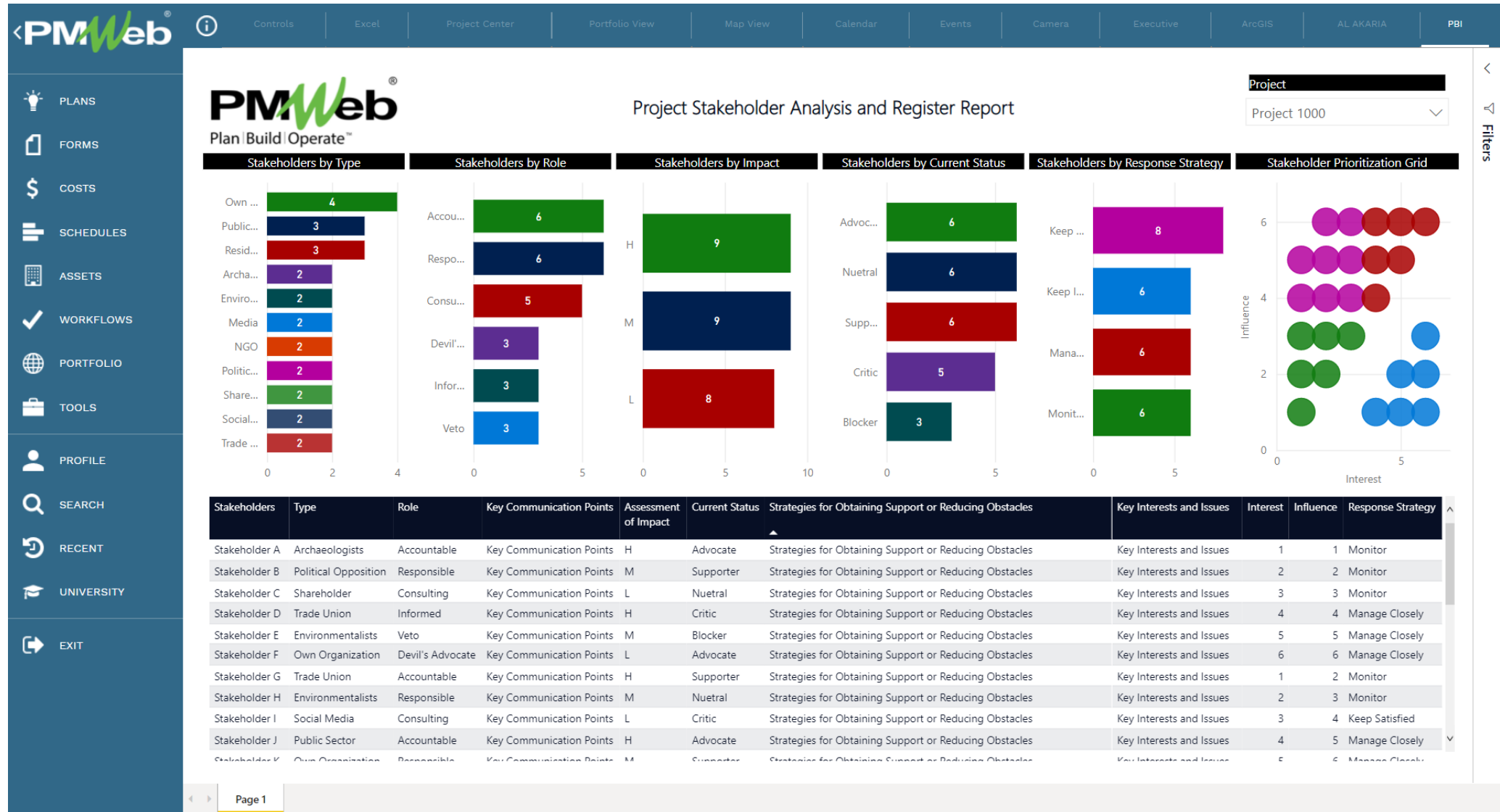


Plan communication methods, frequency, and responsibilities.



Record in PMIS for tracking engagement progress.

● Project Stakeholder Analysis and Register Report



● Responsibility Assignment Matrix (RAM)

Accountability and Governance



Clarify roles and responsibilities using a RAM or RACI chart.

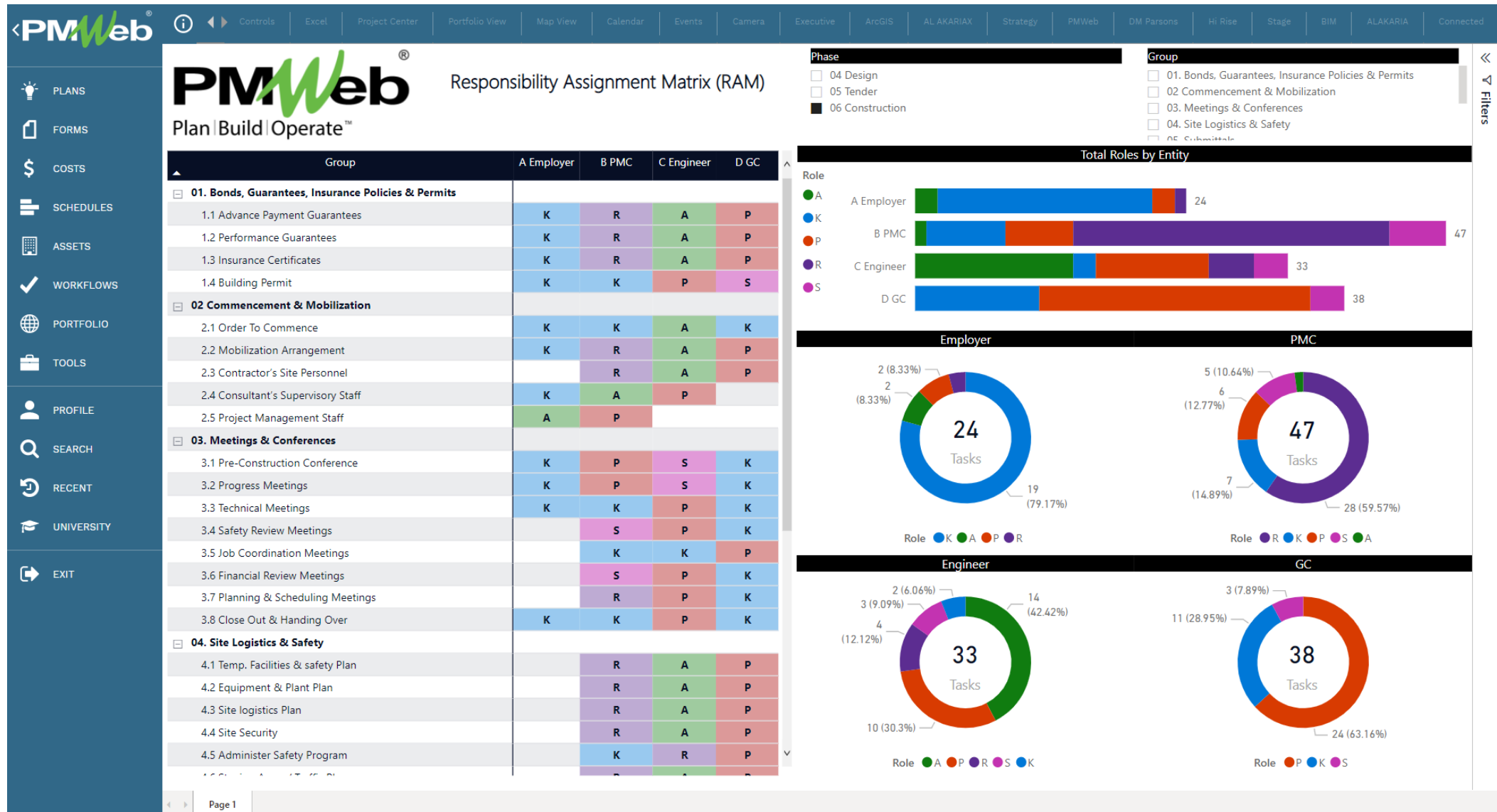


Aligns with project organizational structure.



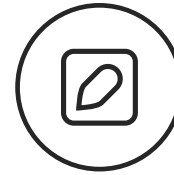
Critical for accountability and governance.

● Responsibility Assignment Matrix (RAM)



● Master Delivery Schedule and WBS

Schedule and Task Breakdown



Develop a detailed schedule including design, procurement, construction stages.



Use WBS to break down tasks for cost and schedule alignment.



Set baselines and track progress through PMIS.

● Project Schedule and WBS Levels

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EXIT

(Portfolio) > Schedules > SCHEDULES > 184 - Capital Project Life Cycle

000184 - Capital Project Life Cycle

MAINNOTESATTACHMENTSNOTIFICATIONS

PhaseTo group by, drag column caption here ...

Start31-Dec-2018Finish30-Mar-2019Page size10Show Filter

ID	Code	Task	Start	Finish	%C	TF
21866		01 Planning Phase	06-Jan-2019	04-Feb-2019	0%	
21866		Business Case	06-Jan-2019	10-Jan-2019	0%	
21867		Project Risk Identification	11-Jan-2019	15-Jan-2019	0%	
21868		Proposed Solution Analysis	11-Jan-2019	15-Jan-2019	0%	
21869		Project Milestone Schedule	11-Jan-2019	15-Jan-2019	0%	
21870		Cost Estimate Screening (-40%	20-Jan-2019	30-Jan-2019	0%	
21871		Operating Cost Estimate	11-Jan-2019	19-Jan-2019	0%	
21872		Capital Budget Funding Sourc	11-Jan-2019	15-Jan-2019	0%	
21873		Building Program Statement-	11-Jan-2019	15-Jan-2019	0%	
21874		Networks Schedule Verific	21-Jan-2019	04-Feb-2019	0%	

1 / 1

DETAILSPREDECESSORSDEPENDENCIESRESOURCESCHECKLISTSPROJECT CODES

PREDECESSORS

PROJECT	SCHEDULE	TASK	DEPEND. TYPE
No records to display.			

SUCCESSORS

PROJECT	SCHEDULE	TASK	DEPEND. TYPE
CMCS01 - Capital	000184 - Capital Project	21867 - - Project Risk Identificat	Finish-To-Start(FS)
CMCS01 - Capital	000184 - Capital Project	21868 - - Proposed Solution Ana	Finish-To-Start(FS)
CMCS01 - Capital	000184 - Capital Project	21869 - - Project Milestone Sche	Finish-To-Start(FS)
CMCS01 - Capital	000184 - Capital Project	21871 - - Operating Cost Estim	Finish-To-Start(FS)
CMCS01 - Capital	000184 - Capital Project	21872 - - Capital Budget Funding	Finish-To-Start(FS)
CMCS01 - Capital	000184 - Capital Project	21873 - - Building Program State	Finish-To-Start(FS)

● Risk Management Plan

Identification and Mitigation



Identify, assess, and prioritize risks.



Develop mitigation plans and assign risk owners.



Maintain risk register and monitor throughout the project.



● Project Risk Register

<PMWeb®
(Portfolio) > Tools > RISK ANALYSIS > Jan - Project Risk

Jan - Project Risk
📄 + 🗑️
✉️ 🖨️ ⚡

MAIN
ADDITIONAL INFORMATION
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ATTACHMENTS
CLAUSES
NOTIFICATIONS

💡 PLANS

📄 FORMS

\$ COSTS

📅 SCHEDULES

🏠 ASSETS

✅ WORKFLOWS

🌐 PORTFOLIO

🛠️ TOOLS

👤 PROFILE

🔍 SEARCH

🔄 RECENT

🎓 UNIVERSITY

➡ EXIT

Project* JCWECS08 - Escala

Phase

Analysis #* Jan

Description Project Risk

Analysis Date

Change Request

Change Event

Status / Revision Draft 0

Date 27-10-2010

Update higher level risk cost ☒

Update higher level risk delay ☒

Update higher level risk impact ☐

Risk Analysis

Category	Value
1000	1000
9000	9000
7000	7000
7000	7000

USER DEFINED FIELDS

RBS Level 1*

Drag a column header and drop it here to group by that column

✂ Edit Selected Lines ➕ Add 🗑 Delete ↻ Refresh 📊 Layouts

LINE #	ATTACHMENT	RISK	TYPE	RESPONSIBLE	PROBABILITY	IMPACT	PROBABILITY VALUE	IMPACT VALUE	COST	DELAY	RISK IMPACT	RISK COST	RISK DELAY	UOM	TASK
▶ 1	(Q)	Late Furniture Delivery	Construction	Contractor	40%	Minor	0.50	0.10	\$4,000.00	10	0.05	\$2,000.00	5		1 - Pre-
▶ 2	(Q)	Late Equipment Delivery	Construction		50%		0.50	0.50	\$5,000.00	5	0.25	\$2,500.00	2.50		
▶ 3	(Q)	Fail to capitalize 25% discount in purchase	Construction		50%		0.50	0.50	\$5,000.00	10	0.25	\$2,500.00	5		
▶ 4	(Q)	Delay in completing construction of o	Construction		30%		0.30	0.50	\$5,000.00	10	0.15	\$1,500.00	3		
▶ 5	(Q)	Delays in permits	Pre-Design		30%		0.30	0.30	\$2,000.00	30	0.09	\$600.00	9		
▶ 6	(Q)	Interferences in services	Design		20%		0.20	0.40	\$4,000.00	6	0.08	\$800.00	1.20		
▶ 7	(Q)	Design solution over the budget	Design		40%		0.40	0.50	\$5,000.00	10	0.20	\$2,000.00	4		
▶ 8	(Q)	Design information behind schedule	Design		20%		0.10	1	\$3,000.00	5	0.10	\$300.00	0.50		
▶ 9	(Q)	Weather Conditions	Construction		60%	Major	0.50	0.20	\$1,000.00	2	0.10	\$500.00	1		
									\$34,000.00	88	1.27	\$12,700.00	31.20		

⏪ ◀ ▶ ⏩

1

PAGE SIZE: 20 ▼

9 items in 1 pages

● Budgeting and Cost Breakdown Structure (CBS)



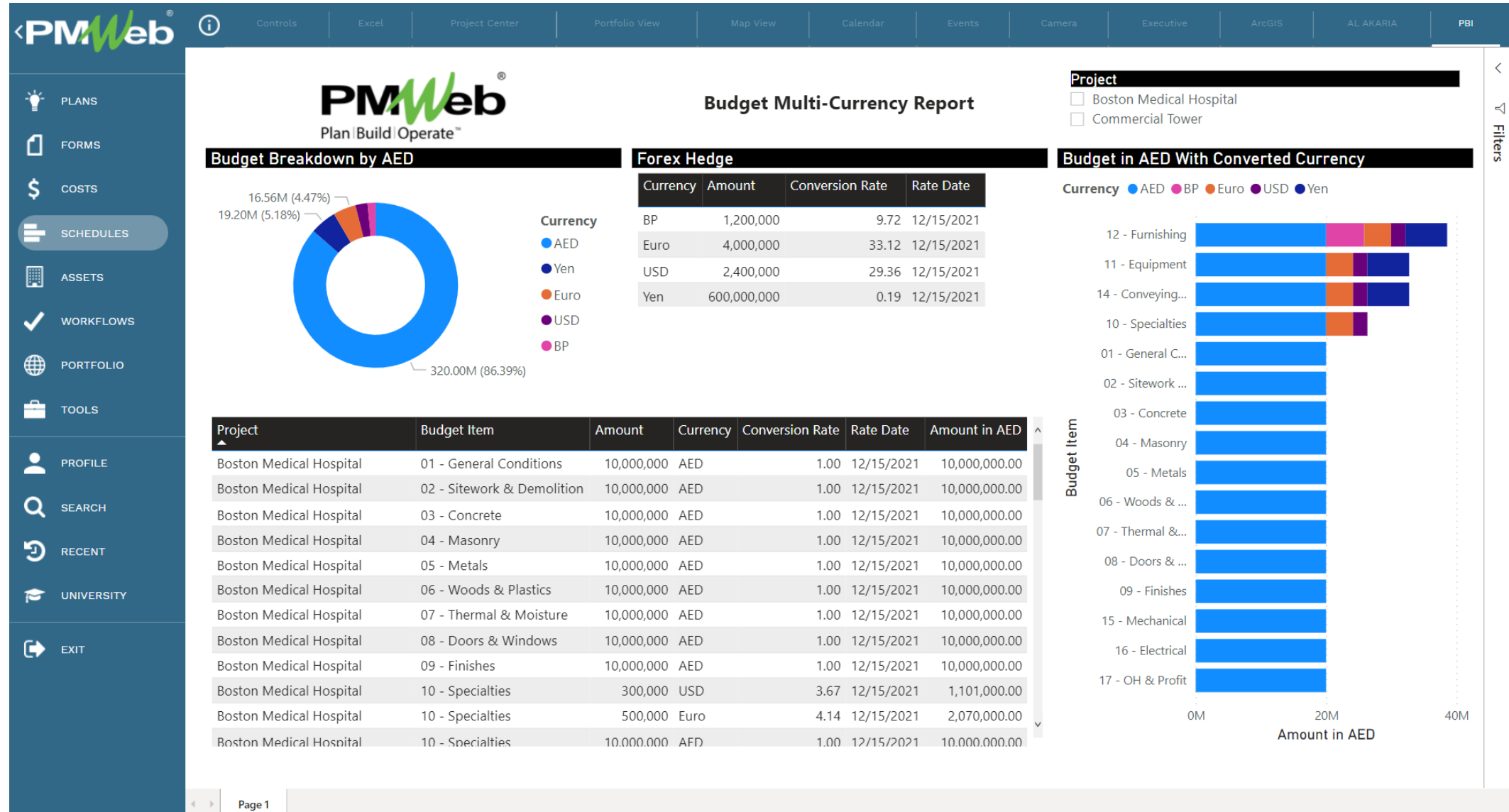
Financial Management

Develop cost estimates and align with WBS and schedule.

Establish CBS and allocate contingency/reserves.

Track budget updates and approvals in PMIS.

● Project Budget with Multi-Currency



Project Delivery Methods

Evaluation and Selection



—

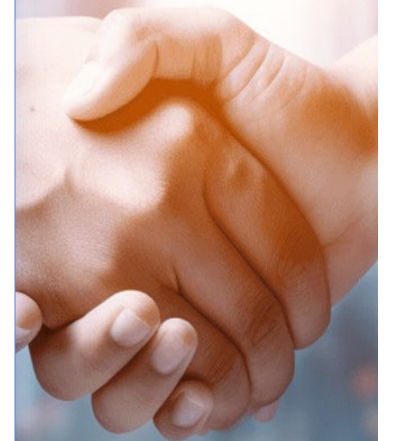
Choose the appropriate delivery method (Design-Bid-Build, Design-Build, etc.).

—

Evaluate based on project complexity, timeline, risk profile.

—

Document rationale and implications on planning.



● Project Delivery Selection Method

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PORTFOLIO

TOOLS

PROFILE

FORMS

COSTS

SCHEDULES

ASSETS

WORKFLOWS

PORTFOLIO

TOOLS

PROFILE

(Portfolio) > Portfolio > Forms > PROJECT DELIVERY SELECTION METHOD > 1 -

Press F11 to exit full screen

MAIN

PMWeb®
Plan | Build | Operate™

Project Delivery Selection Method

Project

ID

Date

Revision

Status

Project Scope, Constraints and Assumptions

Project Scope

Project Constraints

Project Assumptions

01. Delivery Schedule

DELIVERY SCHEDULE

Refresh

NO.	ASSESSMENT FACTOR	RESPONSE	COMMENTS
1	Compared to similar Projects, is the needed project duration short?		
2	Does the project allow for partial handover of zones or locations?		
3	Is it possible to extend the project's completion date if delays are encountered?		
4	Could the project be shelved prior to award construction Contracts?		
5	Does the project require local authorities permits and approvals before construction?		
6	Does the project require procurement of material and equipment before construction?		

1

PAGE SIZE: 20

6 items in 1 pages

02. Project Complexity and Innovation

PROJECT COMPLEXITY AND INNOVATION

Refresh

NO.	ASSESSMENT FACTOR	RESPONSE	COMMENTS
1	Is the project scope of work similar to the other projects delivered by the organization?		

● Sustainability Objectives

ESG Targets



Set environmental, social, and governance (ESG) targets.



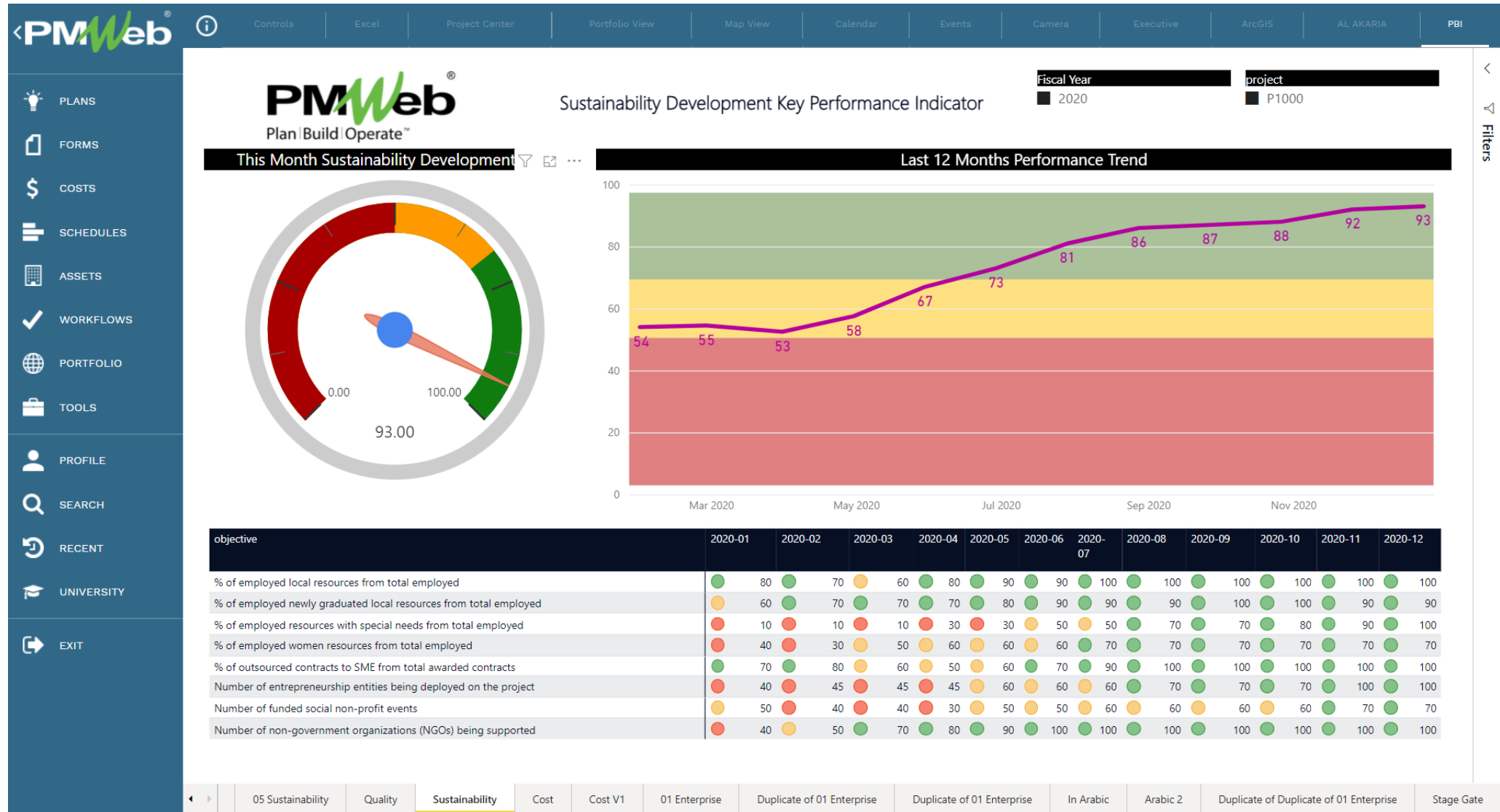
Link objectives to funding, regulatory, or stakeholder requirements.



Document tracking mechanisms and responsibilities.

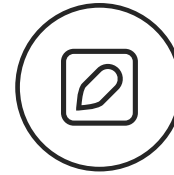


● Sustainable Development KPI Report



Document Management System (DMS)

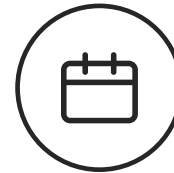
Protocols and Control



Establish protocols for naming, storing, and accessing documents.



DMS ensures single source of truth for all project documentation.



Supports version control and audit trails.

Document Management Repository by Folders

PMWeb

PROCUREMENT

FORMS

COMMERCIAL

SCHEDULES

ASSETS

WORKFLOWS

PORTFOLIO

TOOLS

HOME

SEARCH

RECENT

UNIVERSITY

EXIT

(Portfolio) > Tools > Document Manager > DOCUMENT MANAGER

Project: Atlanta Bank Branch

Project: BARZAN HOLDINGS

Project: Birmingham Bank

Project: Boston GC

Project: Boston Medical Center (1)

Project: Boston Medical Center(1)

Project: Capital Project Life Cycle

Project: Capital Project XXXX

Construction Phase

BP01 Enabling Works

BP02 Superstructure (14)

BP03 Services

Communications

Electrical

Fire Protection

HVAC

Mechanical

BP04 Interior Finishes

BP05 Elevators

BP06 Exterior Cladding

BP07 External Works and Landscaping

BP08 Signage

Project: Curso Implementación

Project: DAEP Test

Project: Demo Funcional Tec (1)

Project: DM GPD Sample Project

Project: DPM Project 1000

Project: Energy Improvements

Project: EPC 100

Project: EPC Project X1000

Project: Escala (1)

Project: Florida Perimeter Highway

DROP FILES HERE OR CLICK TO ADD

Search file contents

Drag a column header and drop it here to group by that column

Search Upload File File Actions Send to Studio Refresh Save Layout Load Default Layout

			DOCUMENT #	DESCRIPTION	FILE NAME	SIZE	EXT.	TYPE	CATEGORY	WORKFLOW STATUS
<input type="checkbox"/>			1130	A-1501-A(12)	A-1501-A(11).pdf	203.53 KB	pdf	Drawing	Architectural	Draft
<input type="checkbox"/>			1129	A-1501-A(12)	A-1501-A(12).pdf	203.53 KB	pdf	Drawing	Architectural	Draft
<input checked="" type="checkbox"/>			1128	A-1501-A(5)	A-1501-A(5).pdf	203.53 KB	pdf	Drawing	Architectural	Draft
<input type="checkbox"/>			1126	A-1502-A(11)	A-1502-A(11).pdf	158.63 KB	pdf	Drawing	Architectural	Draft
<input type="checkbox"/>			1127	A-1502-A(12)	A-1502-A(12).pdf	158.63 KB	pdf	Drawing	Architectural	Draft
<input type="checkbox"/>			1125	A-1502-A(5)	A-1502-A(5).pdf	158.63 KB	pdf	Drawing	Architectural	Draft
<input type="checkbox"/>			1136	rac_advanced_sample_c	rac_advanced_sample_c	13.43 MB	rvt			Draft
<input type="checkbox"/>			1139	rac_advanced_sample_c	rac_advanced_sample_c	13.43 MB	rvt			Draft

DETAILS ADDITIONAL INFORMATION CHECKLISTS SCORING RATINGS NOTES ATTACHMENTS (2) WORKFLOW NOTIFICATION

Description: A-1501-A(5)

Type: Drawing

Category: Architectural

Version: 1

Status: Draft

ATTRIBUTES

Edit

ATTRIBUTE	VALUE
Tracking ID*	1879050666
ID*(u)	1879053352
Document Number*	A-1015
Location	Marina
Confidential	False
Author	Murphy Consultant

● ERP Integration and Data Localization



Compliance and Integration



Integrate PMIS with ERP systems for financial and procurement alignment.



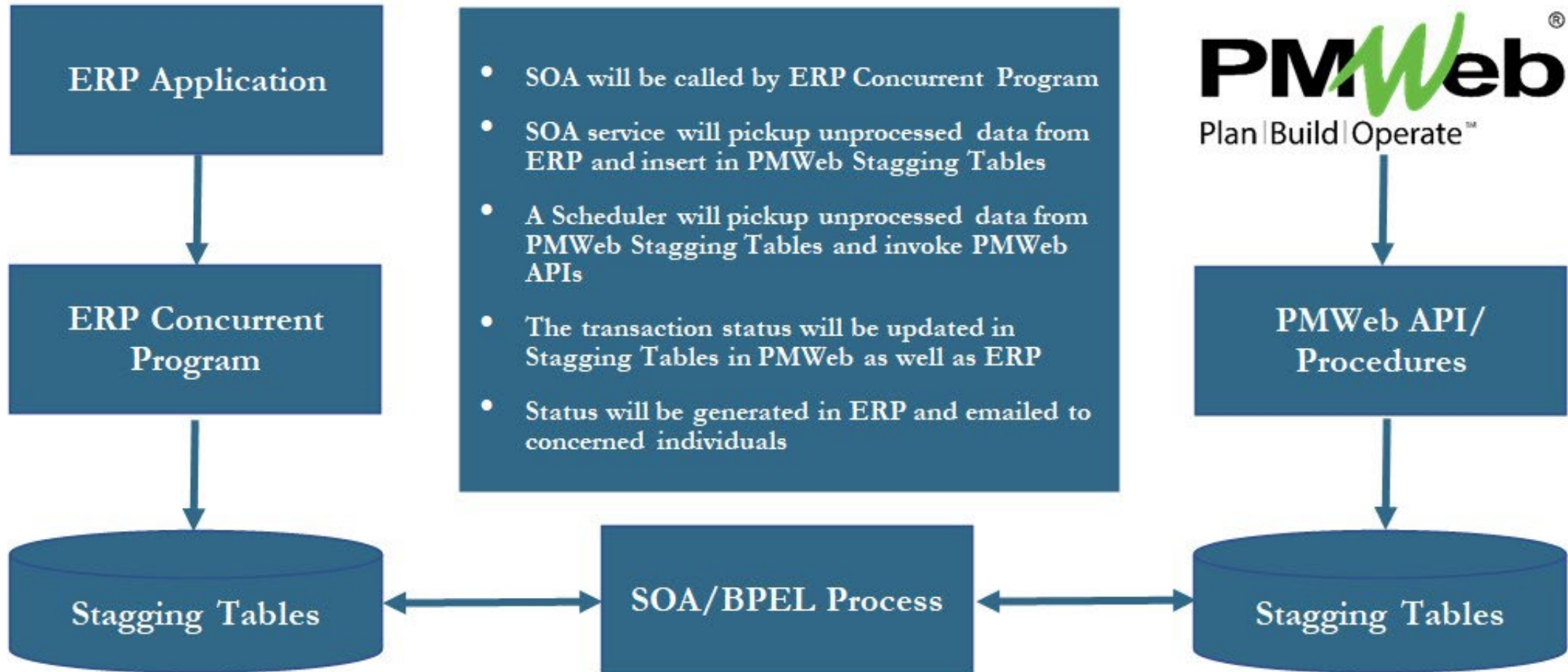
Ensure compliance with localization laws (e.g., cloud vs. on-premise).



Plan for data migration and testing during integration.



● PMWeb – ERP Integration Methodology



● Evaluation and Scoring of Planning Deliverables

Quality Assessment

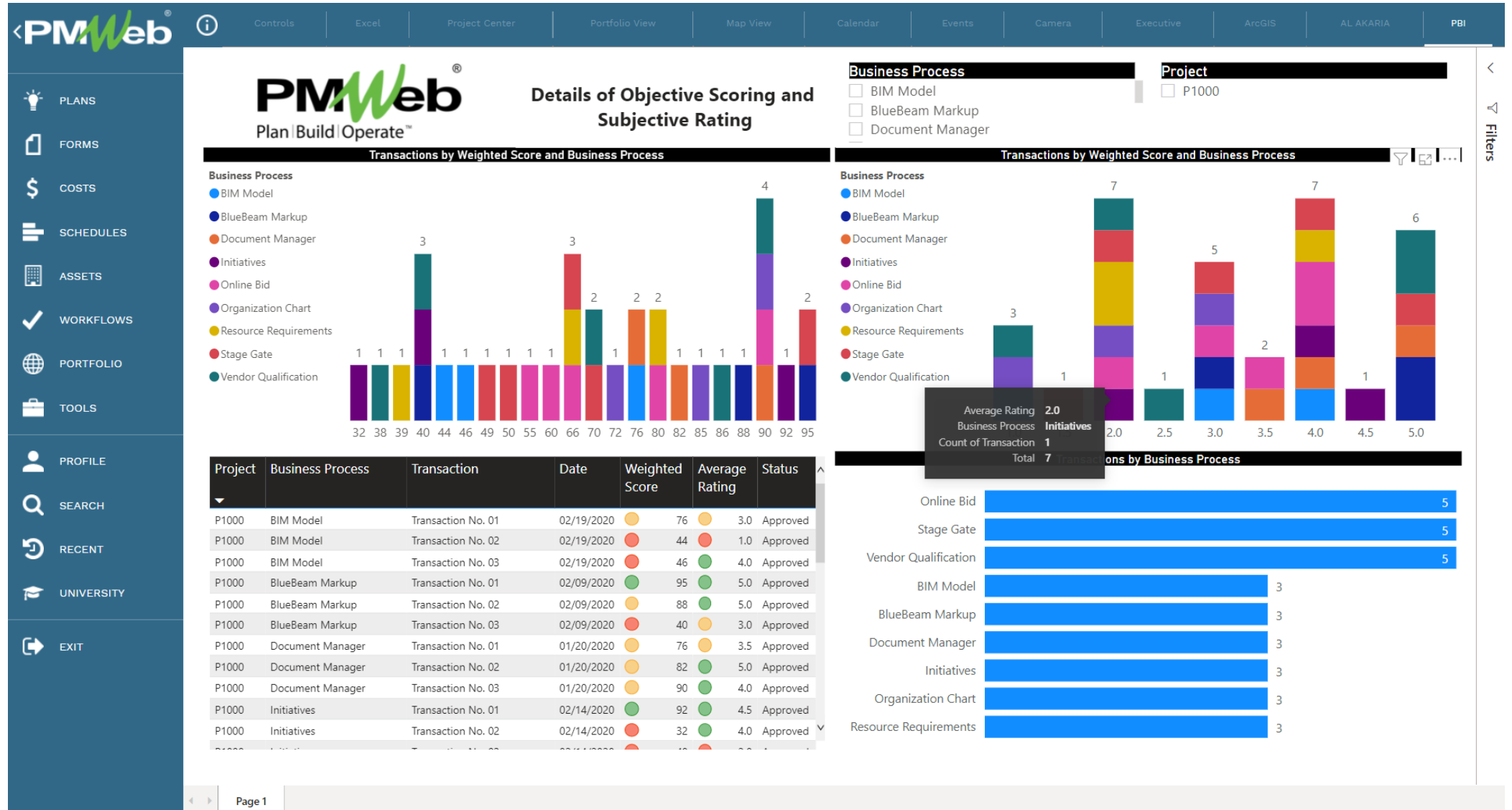
Use weighted scoring sheets to assess planning quality.



Supports gate approval and readiness for next stage.

Criteria include completeness, accuracy, and strategic alignment.

● Objective & Subjective Scoring Analysis Report



● Language and Interface Localization

Adoption and Usability

01

Ensure that the PMIS interface supports local language requirements.

02

Facilitates adoption by project stakeholders across regions.

03

Improves data entry accuracy and system usability.

06

Design Tender Stage



● Consultant Prequalification Process



Objective Comparison

01

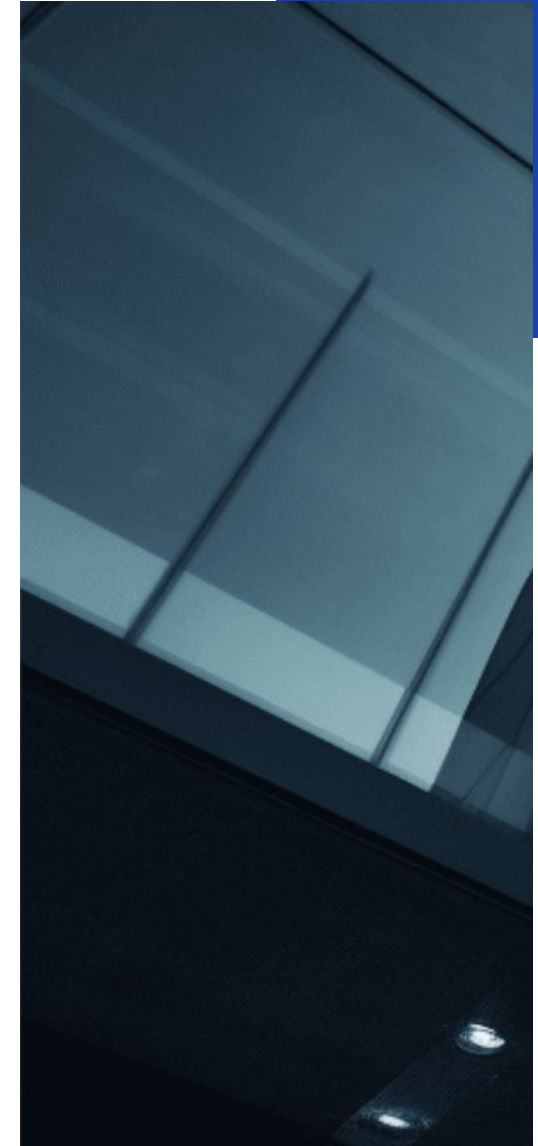
Shortlist consultants based on qualifications, past performance, and financial stability.

02

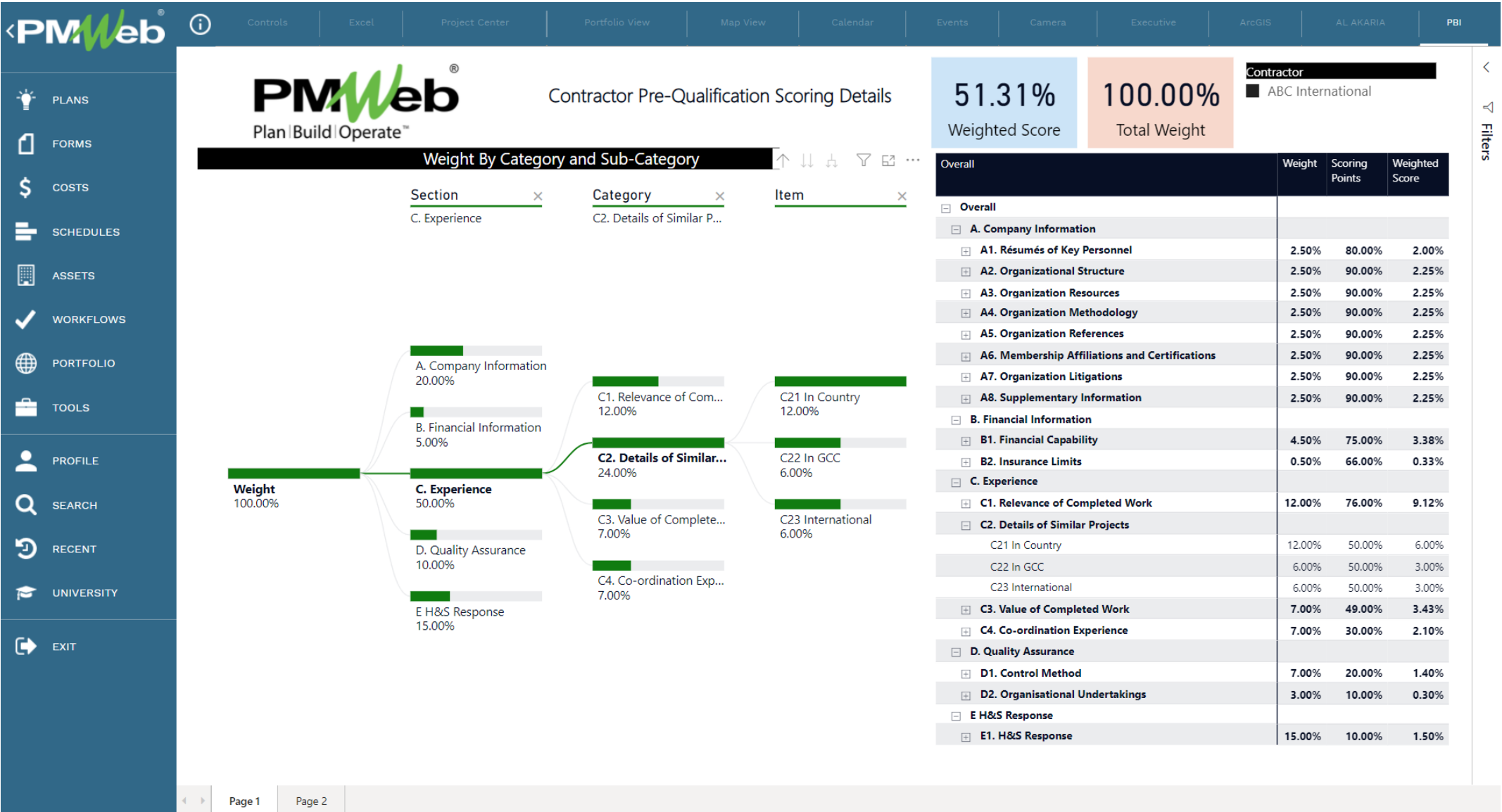
Use standardized forms to ensure objective comparison.

03

Establish a prequalified list approved by the tender committee.



● Consultant Prequalification



Request for Proposal (RFP) Preparation

Comprehensive Documentation



Define project scope, deliverables, milestones, and evaluation criteria.



Include pricing forms, terms of reference, and technical specs.



RFP documents must be reviewed and approved prior to issuance.

● Authorization to Issue RFP for Design Services

PMWeb®

PLANS

FORMS

COSTS

SCHEDULES

ASSETS

WORKFLOWS

PORTFOLIO

TOOLS

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RECENT

UNIVERSITY

EXIT

(Portfolio) > Schedules > Forms > AUTHORIZATION TO ISSUE RFP FOR DESIGN SERVICES > 1 -

MAIN

PMWeb®

Authorization To Issue RFP For Design Services

Project

ID

1

Date

11-Dec-2021

Revision

0

Date

11-Dec-2021

Status

Draft

Confirmation of Sections Included in the RFP

RFP SECTIONS

Refresh

NO.	ITEM	DATE APPROVED	APPROVED BY
A	Background		
B	Statement of Work		
C	Deliverables		
D	Timeline and Milestones		
E	Profile of the Consultant		
F	Proposal Form		
G	Bank Guarantee For Proposal		
H	Bidder's Details		
I	Financial Proposal Form		
J	Capacity, Experience, Work in Hand and Work Completed		
K	Insurances		
L	Key Personnel		
M	Implementation/Quality Management System Proposals		
N	Proposed Subcontractors		
O	Propose Methodology, Approach & Implementation Plan		
P	Declaration		
Q	Conflict of Interest		
R	Dispute Details		
S	Addenda to RFP		
T	Declaration of Gender Parity		
U	Contract for Consultant Services for Works		

Issuing Invitation to Tender

Notification and Distribution



Notify prequalified consultants of the opportunity.



Distribute RFP package through PMIS or procurement portal.



Track acknowledgment and intention to bid.

● Invitation to Tender

The screenshot displays the PMWeb software interface. The top navigation bar shows the path: (Portfolio) > Assets > Forms > NPMO INVITATION TO TENDER > 1 - . Below this, a sidebar on the left contains icons and labels for PLANS, FORMS, COSTS, SCHEDULES, ASSETS (highlighted), WORKFLOW, PORTFOLIO, TOOLS, PROFILE, SEARCH, RECENT, UNIVERSITY, and EXIT. The main content area is divided into two sections: a form editor and a preview window.

Form Editor: The form contains the following fields:

- Date: 18-09-2021
- Project*: [Dropdown menu]
- Record #*: 1
- Status: Draft

Template Selection: A table titled 'TEMPLATES' shows the selected template:

	TEMPLATE	DESCRIPTION	DEFAULT
...	Invitation to Tender	Invitation to Tender	<input checked="" type="checkbox"/>
1			

Preview Window: The preview shows the generated document content:

Invitation To Tender for Design Consultancy Services

Project: Boston Medical Center

You are invited to submit a tender to provide Design Consultancy Services to the **OUR COMPANY**.

By participating in this tender, you are indicating your acceptance to be bound by the guidelines set out in this letter and attachments. We provide below the key details of **OUR COMPANY** requirements, which you should take into account in your response. Please acknowledge via email safe receipt of this letter within two working days together with your confirmation of your intention to tender.

Please direct any questions regarding the ITT content or process to the **OUR COMPANY** representatives named below. You should not contact other **OUR COMPANY** personnel unless directed to do so by the **OUR COMPANY** representative. **OUR COMPANY** reserves the right to disqualify and reject proposals from suppliers who do not comply with these guidelines. All questions should be submitted in writing either by post or to the email address below.

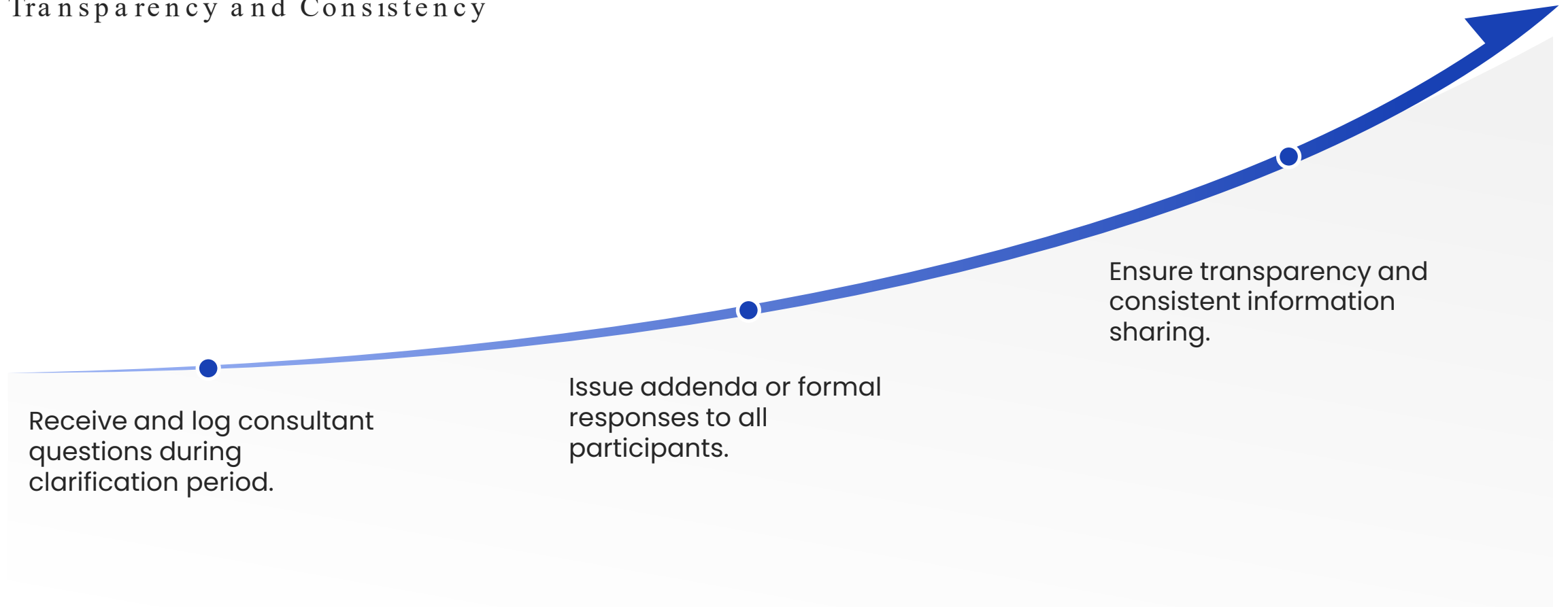
Only communications made to our named representatives, *[Insert Company Representative and Title]* will be taken into account during the pre-contract tender period.

As part of this tender process **OUR COMPANY** makes no obligations in any way to:

- (i) pay any vendor for any ITT response; or
- (ii) award the contract with the lowest or any bidder; or

Managing Tender Queries and Clarifications



Transparency and Consistency







● Tender Queries



<PMWeb®

(Portfolio) > Schedules > Forms > BID QUERY > 1 -







MAIN



Bid Query

PROJECT AND CONTRACT DETAILS

Project	<input type="text"/>	ID	<input type="text" value="1"/>	Date	
Contract No.	<input type="text" value="ABC/1000/2018"/>				
Contract Title	<input type="text" value="BP01 Enabling Works"/>				
Query From	<input type="text"/>				
Subject	<input type="text"/>				
Revision	<input type="text" value="0"/>	Date	<input type="text" value="18-09-2021"/>		Status
		<input type="text" value="Draft"/>			

BID QUERY

Query	<input type="text"/>
Response	<input type="text"/>

● Receiving and Opening Proposals


Secure Submission

Proposals are submitted through secure digital channels.







Bid opening is documented with timestamps and signatures.

Initial compliance check is conducted before detailed evaluation.


● Consultant RFP Response Evaluation





(Portfolio) > Schedules > Forms > CONSULTANT RFP RESPONSE EVALUATION > 1 -





MAIN


 PLANS


 FORMS


 COSTS


 **SCHEDULES**


 ASSETS


 WORKFLOWS


 PORTFOLIO


 TOOLS


 PROFILE


 SEARCH

 RECENT

 **UNIVERSITY**

 ASSETS

 WORKFLOWS



CONSULTANT RFP RESPONSE EVALUATION

Project

ID

Date

RFP

Consultant

Revision

Date

Status ☒ Draft

Consultant Scoring Details

Technical Score

Lowest Bid

Technical Weight

Consultant Bid


Financial Score

Financial Weight


Total Weight

I Consultant's general experience and record in the field covered by the TOR

EXPERIENCE




ITEM	DESCRIPTION	POINTS	RATING	SCORE
1	Experience of international projects of comparable size, complexity and technical specialty	12	0	0
2	Experience in developing countries under comparable conditions	8	0	0

 PAGE SIZE: 2 items in 1 pages

II Adequacy of the proposed approach, methodology and work plan

ADEQUACY



Technical and Financial Evaluation

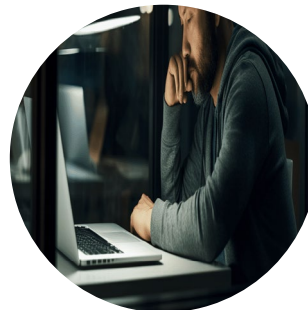
Combined Scoring



Proposals are evaluated based on pre- set weighted criteria.

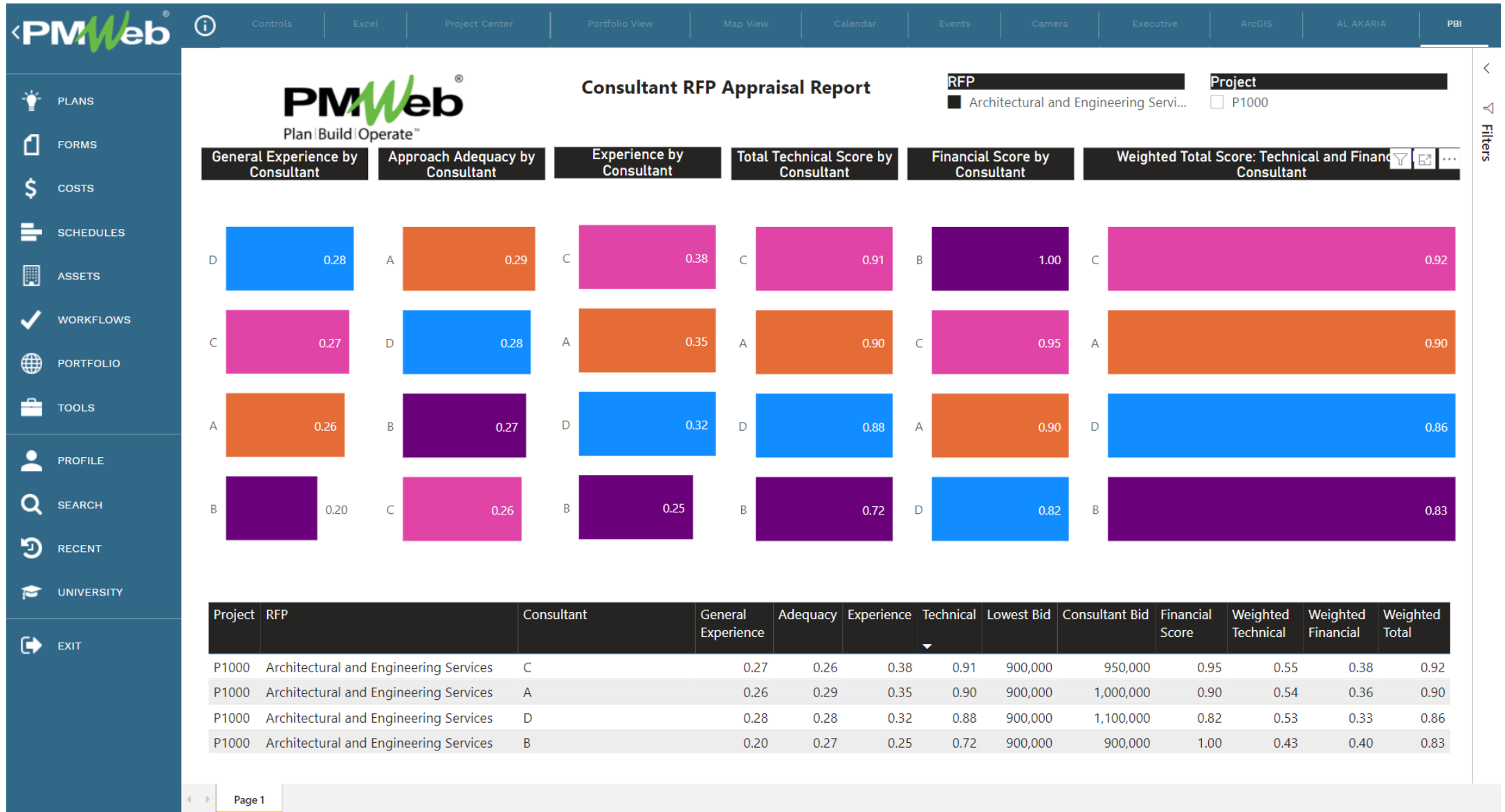


Technical score is combined with financial bid to determine overall ranking.



Use evaluation worksheets to ensure transparency.

● Consultant RFP Appraisal Report



Approval and Award Process

Internal Approval

Top- ranked proposal recommended for award.

Award approved by relevant authority and documented in PMIS.

Letter of Award and contract are issued upon approval.

● Bidding and Tender Process for Selection of Designer

PMWeb®

PLANS

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COSTS

SCHEDULES

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WORKFLOWS

PORTFOLIO

TOOLS

PROFILE

SEARCH

RECENT

UNIVERSITY

EXIT

PROFILE

SEARCH

(Portfolio) > Forms > Forms > BIDDING AND TENDER PROCESS FOR SELECTION OF DESIGNER > 1 -

PMWeb®

Bidding and Tender Process for Selection of Designer

Project ID Date

Consultant

Revision Date Status

Audit for Assessment of Bidding and Tender Process for Selection of Designer (A/E)

A. Checklist

Refresh

NO.	ITEM TO BE ASSESSED	RESPON	COMMENTS
1	Whether RFP documents properly organized	NA	
2	Whether the RFP is distributed to all the pre qualified/short listed/registered Designers (A/E) to participate in the t	NA	
3	Whether tender is notified to all the prequalified consultants	NA	
4	Whether all the pre qualified/short listed/ registered bidders participated in the tender	NA	
5	Whether attendance sheet for the meeting was signed by all the attendees	NA	
6	Whether minute of meeting circulated to all the attendees/ participating bidders/designers	NA	
7	Whether sufficient time is provided to prepare and submit the proposal/quotation	NA	
8	Whether tender submission date is extended from the originally announced date	NA	
9	Whether addendum, if any, are issued/notified to all the participating bidders	NA	
10	Is there any request for extension for submission date	NA	
11	Whether clarification meeting attended by all participating bidders	NA	
12	Whether any changes made to the originally RFP	NA	
13	Whether received bid envelopes placed in safe custody	NA	
14	Whether technical and financial envelopes submitted at the same time	NA	
15	Is there any delayed submission	NA	
16	Whether proposals opened as per announced date and time	NA	
17	Whether proposals opened in presence of all the bidders	NA	
18	Whether received tenders acknowledged	NA	
19	Whether received tenders are clearly identified and recorded	NA	
20	Whether applicable fees/bid bond submitted by all the bidders who participated in the tender	NA	

1 2

PAGE SIZE: 20

29 items in 2 pages

B. Interview Questions

R. INTERVIEW QUESTIONS

07

Design Stage

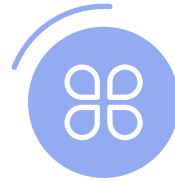


● Design Contracts and Management

Post-Tender Formalization



Formalize contracts for design consultants post-tender.



Define scope, schedule, deliverables, and performance KPIs.



Track progress, payments, and performance in PMIS.

● Design Contracts

PMWeb®

PLANS

FORMS

COSTS

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ASSETS

WORKFLOWS

PORTFOLIO

TOOLS

PROFILE

SEARCH

RECENT

UNIVERSITY

EXIT

(Portfolio) > Costs > Contracts > COMMITMENTS > 005 - Architectural Services

Rockwell Architects - 005 - Architect

SUBMIT

MAINADJUSTMENTSADDITIONAL INFORMATIONCLAUSES VARIATIONS (AVI) PROGRESS INVOICES PAYMENTS NOTES ATTACHMENTS (7) WORKFLOW NOTIFICATIONS

Project*

RVS0104 - Boston Medical Center

Contract No.*

005

Vendor

Rockwell Architects

Subject

Architectural Services

Currency

USD - Dollar (United States of America)

Type

Contract

Category

Legacy #

Status / Revision

Draft

0

Commencement Date

09-05-2014

Days

0

RFP #

2 - Architectural Services OK

Paid In Full

☐

BILLING

Billing Terms

Retention on Services

0%

Retention on Stored Materials

0%

☒ DO NOT ALLOW OVERBILLING

☐ ALLOW OVERBILLING

RECAP

COSTS

DAYS

Original Value

\$890,000.00

0

Approved Changes

\$0.00

0

Revised Value

\$890,000.00

0

Billed

\$0.00

Retention

\$0.00

Balance Due

\$0.00

Payments Applied

\$0.00

Open Balance

\$0.00

Unbilled

\$890,000.00

Pending Changes

\$0.00

0

Projected Value

\$890,000.00

0

DELIVERY

Contract Date

09-05-2014

Contract End Date

09-05-2014

Ship Via

Ship To

USER DEFINED FIELDS

Procurement Group

System

Equipment Type

Latitude

Longitude

Long Lead Task

Drag a column header and drop it here to group by that column

Edit

Add

Add Items

Delete

Refresh

Export To Excel

Paste From Excel

Use Units

Preview Conversions

Layouts

	LINE #	ATTACHMENT	ITEM	DESCRIPTION	UOM	QUANTITY	UNIT COST	CURRENCY	COMMITMENT COST	ADVANCE PAYMENT	TAX
	1	(Q)	2127	Schematic Design		1	\$225,000.00	USD - Dollar (United States of America)	\$225,000.00	\$0.00	\$

● Design Phases and Deliverables

Specific Stages



Stages Concept, Schematic, Design Development, Detailed Design, Issued for Construction (IFC).

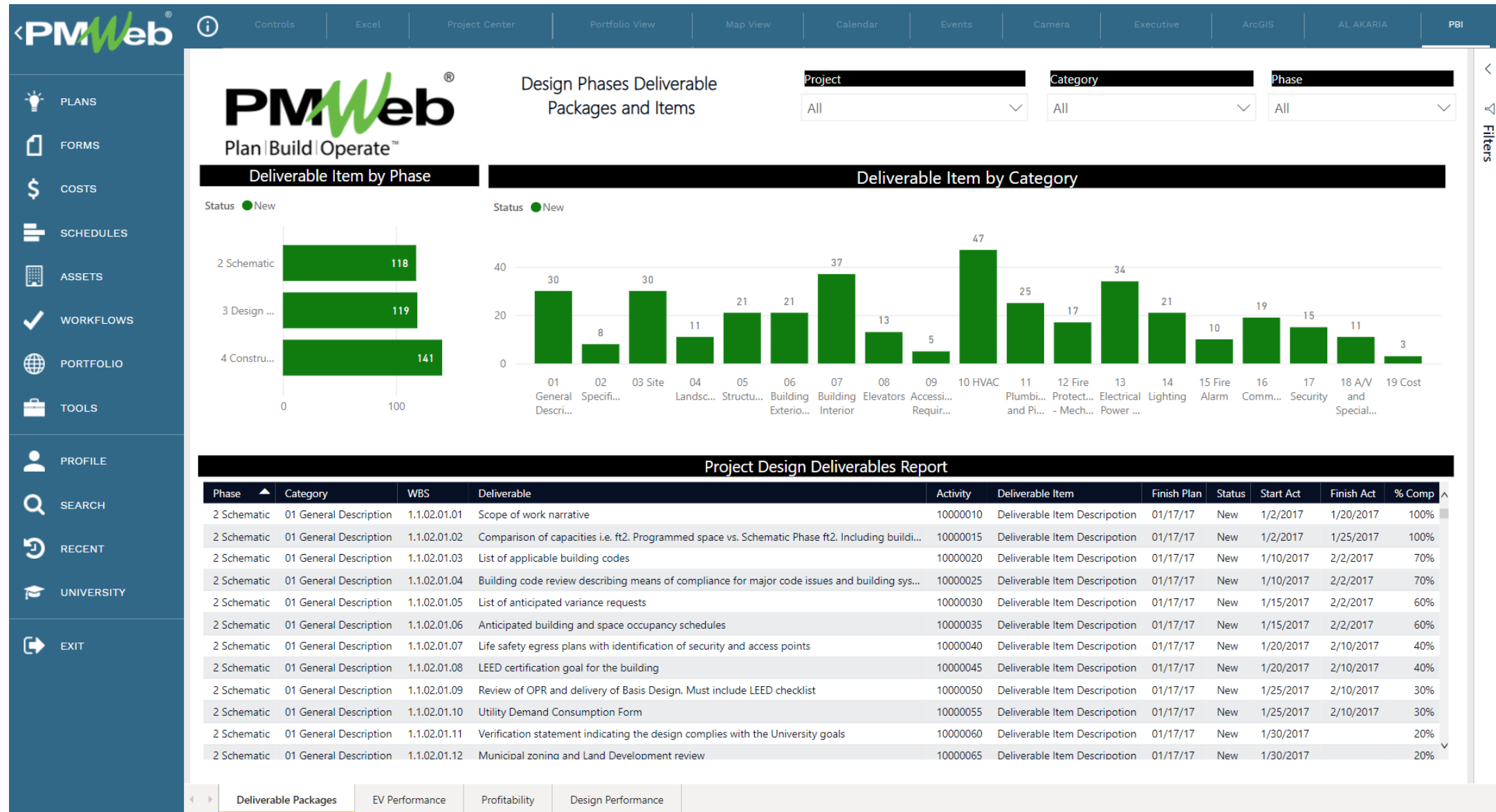


Each phase has specific deliverables and milestones.



Design outputs are tracked for quality and completeness.

Design Phase Deliverable Packages & Items



● End - User Requirements Management

Capture and validate user requirements early in the process.

1.

Use checklists and forms to track requirement fulfillment.

2.

Facilitates scope clarity and end- user satisfaction.

3.

Validation and Tracking

● Tenant Space Requirements



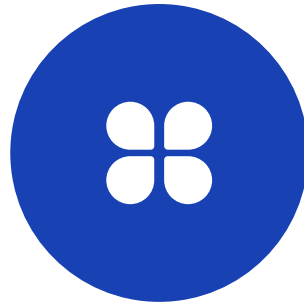
Design Submittal and Review Workflow



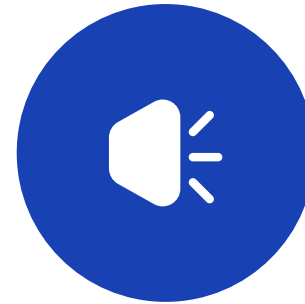
Transparency in Approvals



Design documents are submitted, reviewed, and approved in PMIS.

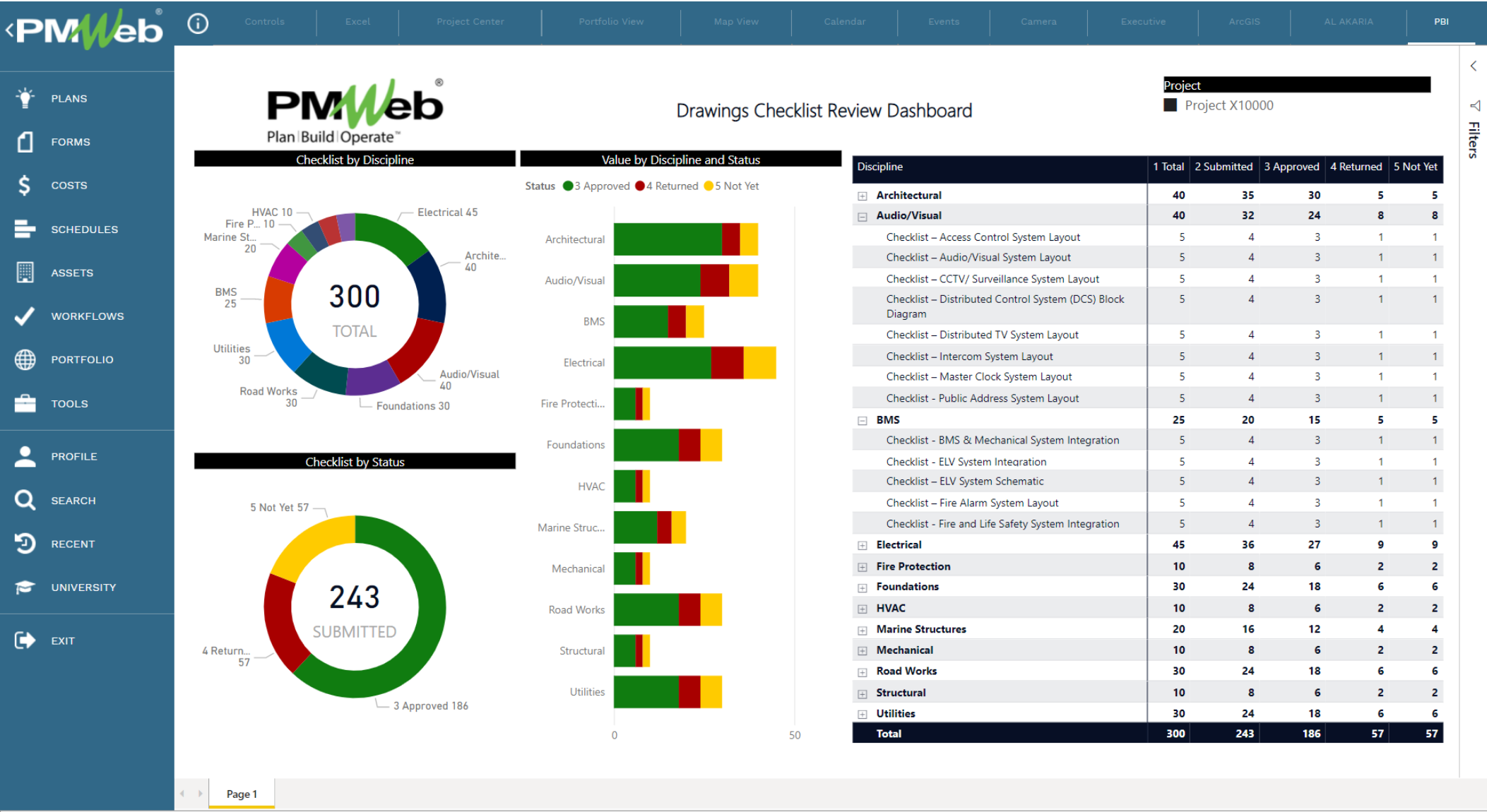


Workflows ensure traceability and transparency in approvals.



Records include comments, revisions, and final status.

● Drawings Checklist Review Dashboard



Page 1

Permits, NOCs, and Government Approvals



Avoiding Delays



Identify all required permits and No Objection Certificates (NOCs).



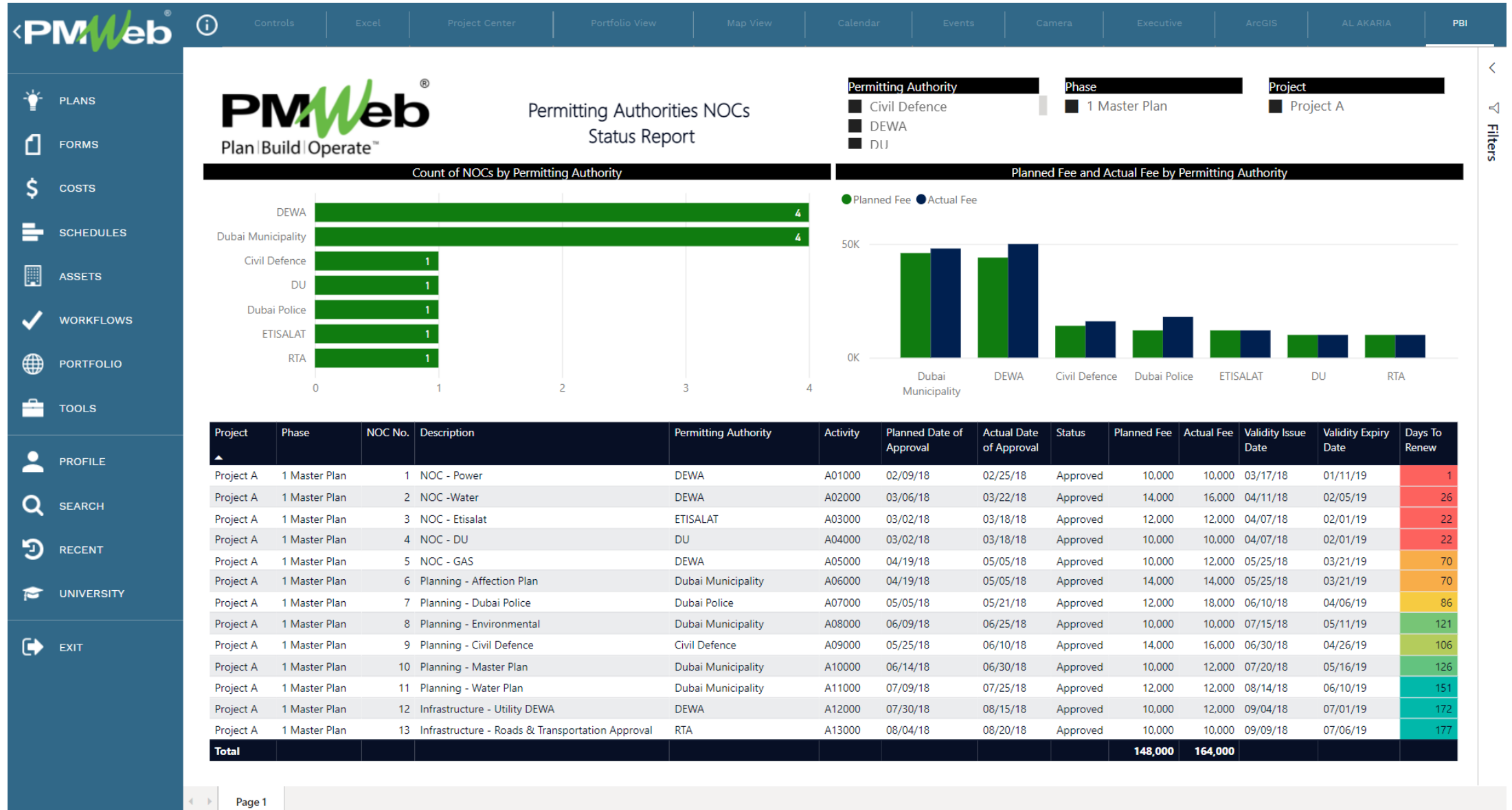
Track submissions, responses, and approval timelines.



Align with authority requirements to avoid delays.



● Permitting Authorities NOCs Status Report



● Value Engineering and Constructability Review

Cost Reduction and Practicality

01

—
Conduct Value Engineering (VE) to reduce cost and improve function.

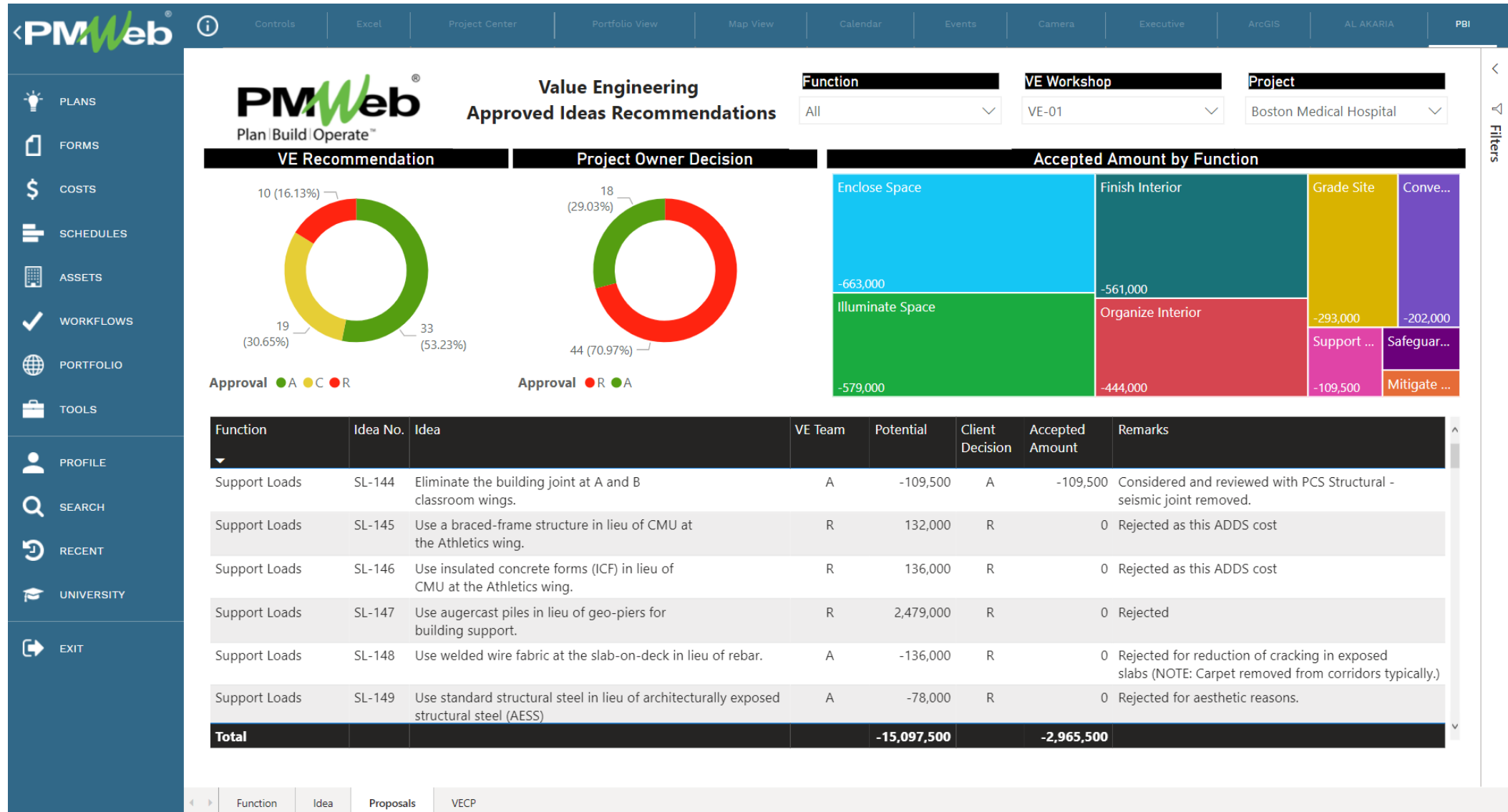
02

—
Constructability review ensures designs are practical and buildable.

03

—
Decisions are documented and incorporated into revised designs.

Value Engineering Approved Ideas Recommendations



● BIM and PDRI Integration

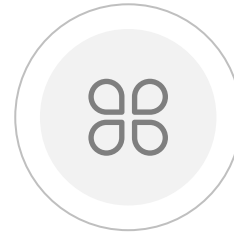
Enhanced Planning



Use Building Information Modeling (BIM) for 3D visualization and coordination.

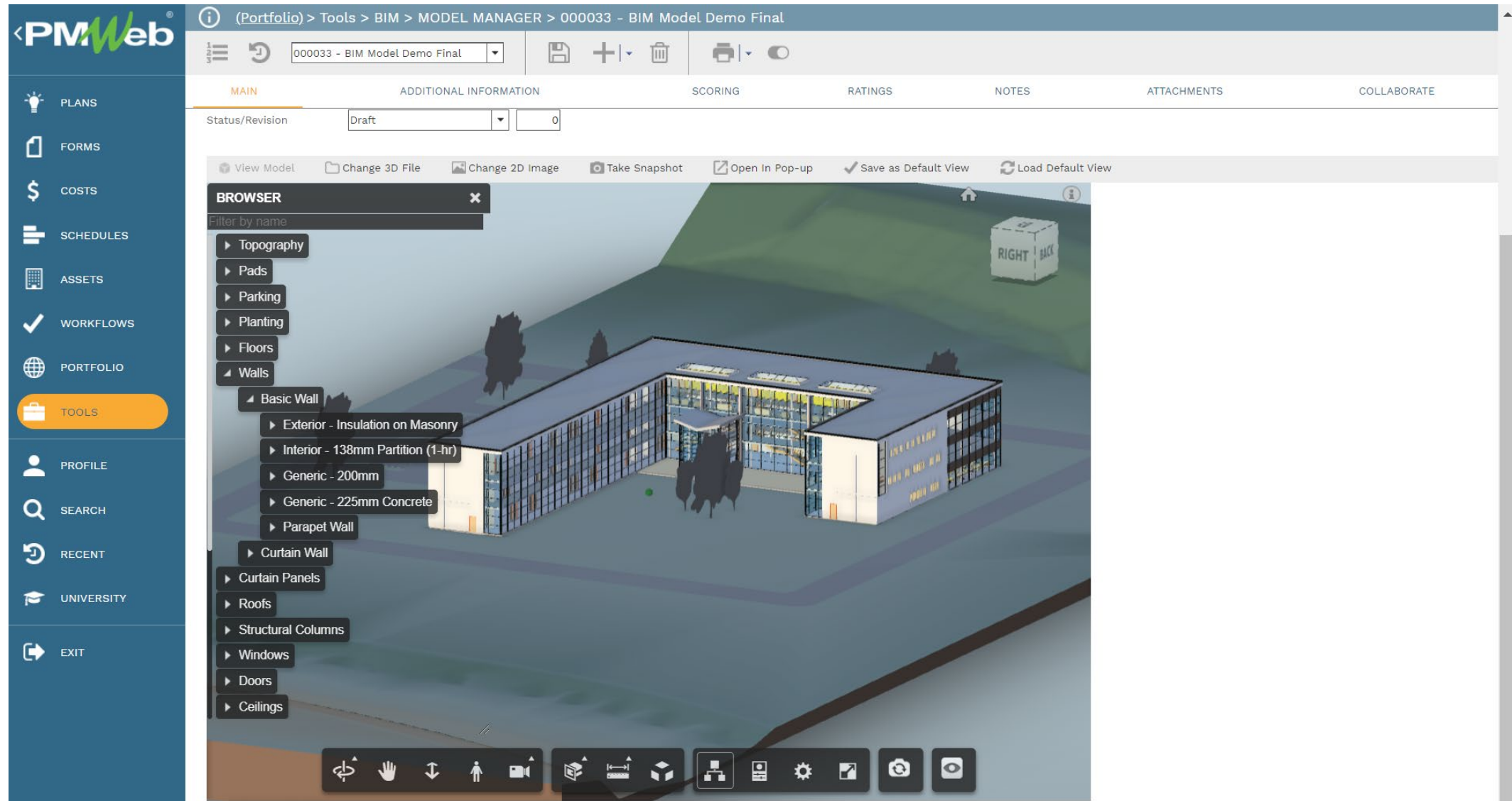


Project Definition Rating Index (PDRI) helps assess design completeness.



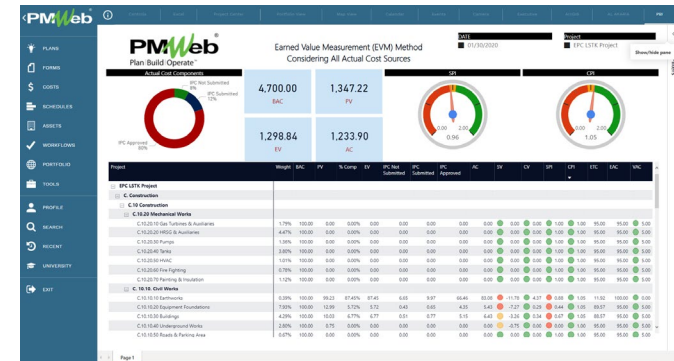
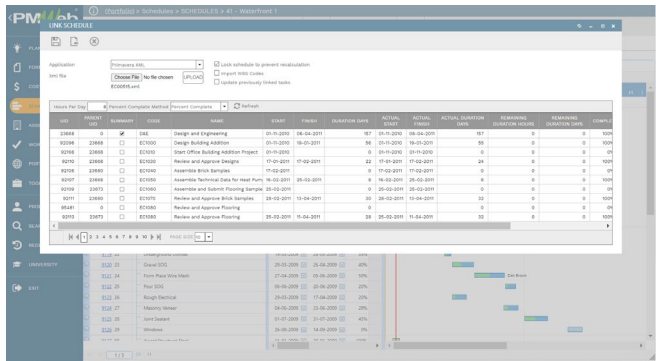
Supports better planning, clash detection, and handover.

● BIM Model Viewer



Schedule Performance Monitoring

Progress and Forecasting



Monitor design progress against approved schedule.

Use earned value metrics for performance tracking.

Forecast completion dates and adjust resources if needed.

Design Phase Status Report

PMWeb

Controls

Excel

Project Center

Portfolio View

Map View

Calendar

Events

Camera

Executive

ArcGIS

AL AKARIA

PBI

PLANS

FORMS

COSTS

SCHEDULES

ASSETS

WORKFLOWS

PORTFOLIO

TOOLS

PROFILE

SEARCH

RECENT

UNIVERSITY

EXIT

PMWeb

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Project Design Phase Status Report

Period

01/30/20

Project Status

Executive Summary

Describe the current status of the project design phases, summarizing issues, pending critical decisions among others

No.

Key Issue

1 Details of Key Issue No. 1

2 Details of Key Issue No. 2

3 Details of Key Issue No. 3

4 Details of Key Issue No. 4

5 Details of Key Issue No. 5

No.

Forthcoming Activities

5 Ongoing planning and statutory authority liaison

1 Procurement of the Lead Design Consultant - Evaluate the bidders and Award

2 Prop & simulator procurement - Finalize Prequalification for the Props Vendors/Tenderers

4 Tender and evaluation process for Props Contractor

3 Tender preparation for the Props and Simulators

WBS

A.1 Award Milestones

Early Works Contractor

10/20/20

10/25/20

A

-5

Lead Design Consultant

Main Works Contractor

02/17/21

03/01/21

-12

Props Vendor

11/19/20

11/29/20

A

-10

Simulators Vendor

12/19/20

12/31/20

A

-12

A.2 Design Milestones

Concept Design

04/18/21

04/30/21

-12

Detailed Design

06/17/21

06/29/21

-12

Master Plan Validation

03/19/21

03/31/21

-12

Schematic Design

05/18/21

05/30/21

-12

Tender Documents

07/17/21

07/29/21

-12

A.3 Handover Milestones

Complete Facilities

09/15/21

09/27/21

-12

Complete Infrastructure

08/16/21

08/28/21

-12

Complete Props

11/14/21

11/26/21

-12

Complete Simulators

10/15/21

10/27/21

-12

Opening Date (incl. Fit Out)

12/14/21

12/26/21

-12

A.4 Mobilization Milestones

Early Works Contractor

01/13/22

01/25/22

-12

Main Works Contractor

02/12/22

02/24/22

-12

Props Installation

03/14/22

03/26/22

-12

Simulators Installation

04/13/22

04/25/22

-12

Group

ROM

A. Main Contractor Works (including infrastructure)

2,620,251,200

01. External Infrastructure

141,192,000

02. Infrastructure

617,219,200

03. Buildings / Facilities

1,861,840,000

B. Props and Simulators

960,964,000

04. Props

511,399,200

05. Simulators

449,564,800

C. FF&E (Furniture, Fixtures and Equipment)

68,790,400

06. FF&E

68,790,400

D. OS&E (Operating Supplies and Equipment)

110,112,000

07. Design Contingency (10%)

110,112,000

E. Professional Fees, Surveys and Sundry items

285,728,800

08. PM Fees

131,779,200

09. Lead Design Consultant fees

146,608,800

10. Other fees

7,340,800

Total

4,045,846,400

No.

Risk

Rating

Mitigation Actions

Status

5 Design Phase Risk No. 5

4

Proposed Mitigation Actions To Risk

Open

4 Design Phase Risk No. 4

3

Proposed Mitigation Actions To Risk

Open

3 Design Phase Risk No. 3

3

Proposed Mitigation Actions To Risk

Open

2 Design Phase Risk No. 2

4

Proposed Mitigation Actions To Risk

Open

1 Design Phase Risk No. 1

5

Proposed Mitigation Actions To Risk

Open

No.

Details of Decision / Information Required

Responsibility

When

Status

I

5 Details of the required decision and/or information required

Project Owner

02/22/21

Open

4 Details of the required decision and/or information required

Design Consultant

02/24/21

Open

3 Details of the required decision and/or information required

PMC

03/01/21

Open

2 Details of the required decision and/or information required

Project Owner

02/18/21

Open

1 Details of the required decision and/or information required

Project Owner

02/10/21

Open

BP

BP Title

Status

Date

Company

BP01 Design Consultant

Awarded

12/03/20

Design Group

BP02 Structural Design Services

Bids Received

12/20/20

BP03 MEP Design Services

Issued for Tender

01/10/21

BP04 Supervision Consultant

Prequalification Submitted

01/20/21

BP05 Enabling Works

Prequalification Issued

01/22/21

Page 1

● Design Consultant Performance Evaluation

Future Prequalification



Evaluate consultants based on quality, timeliness, collaboration, and compliance.

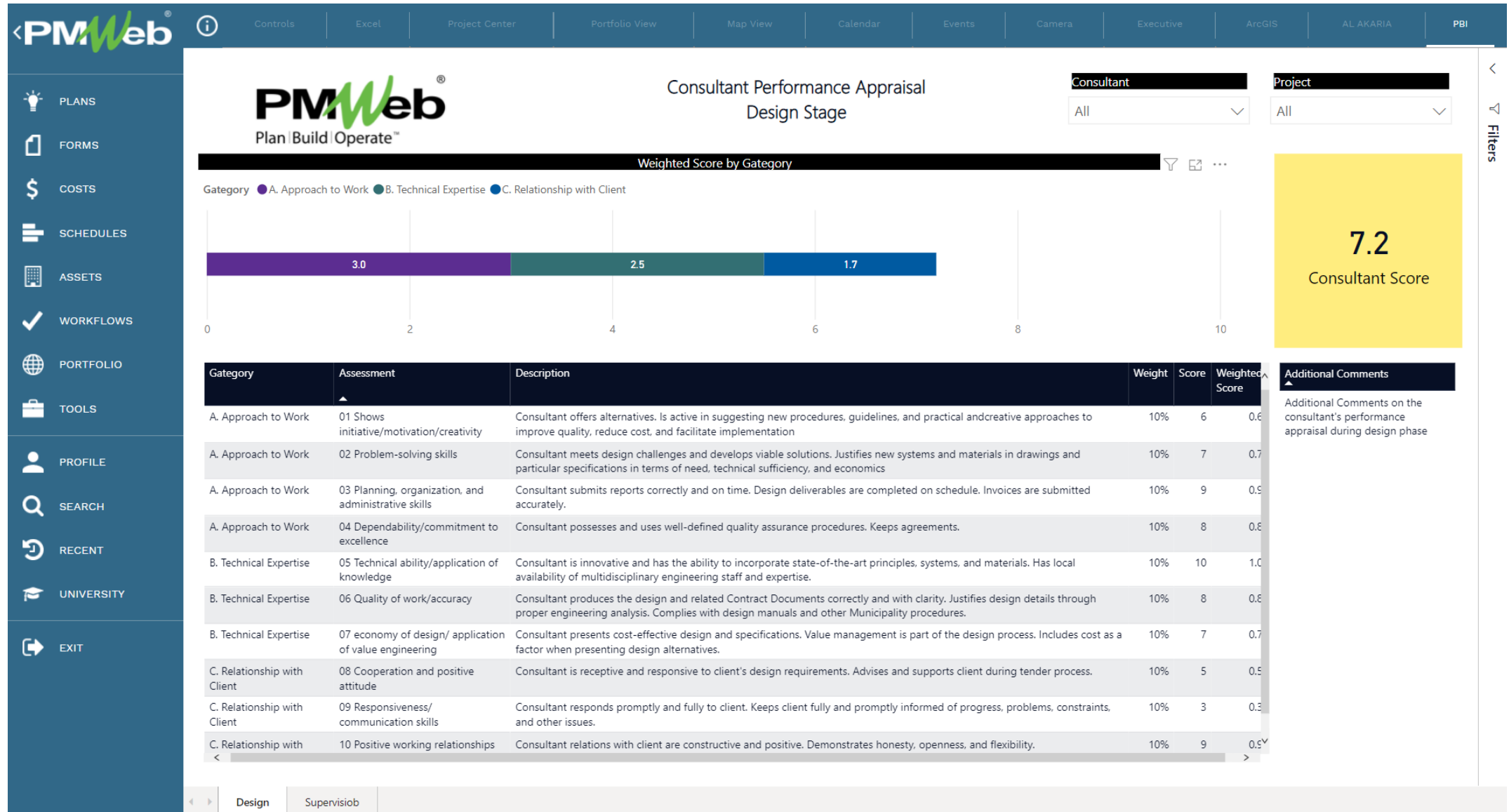


Use scoring templates and dashboards for objectivity.



Performance impacts future prequalification and selection.

● Consultant Performance Appraisal Design Stage



08

Construction Tender Stage

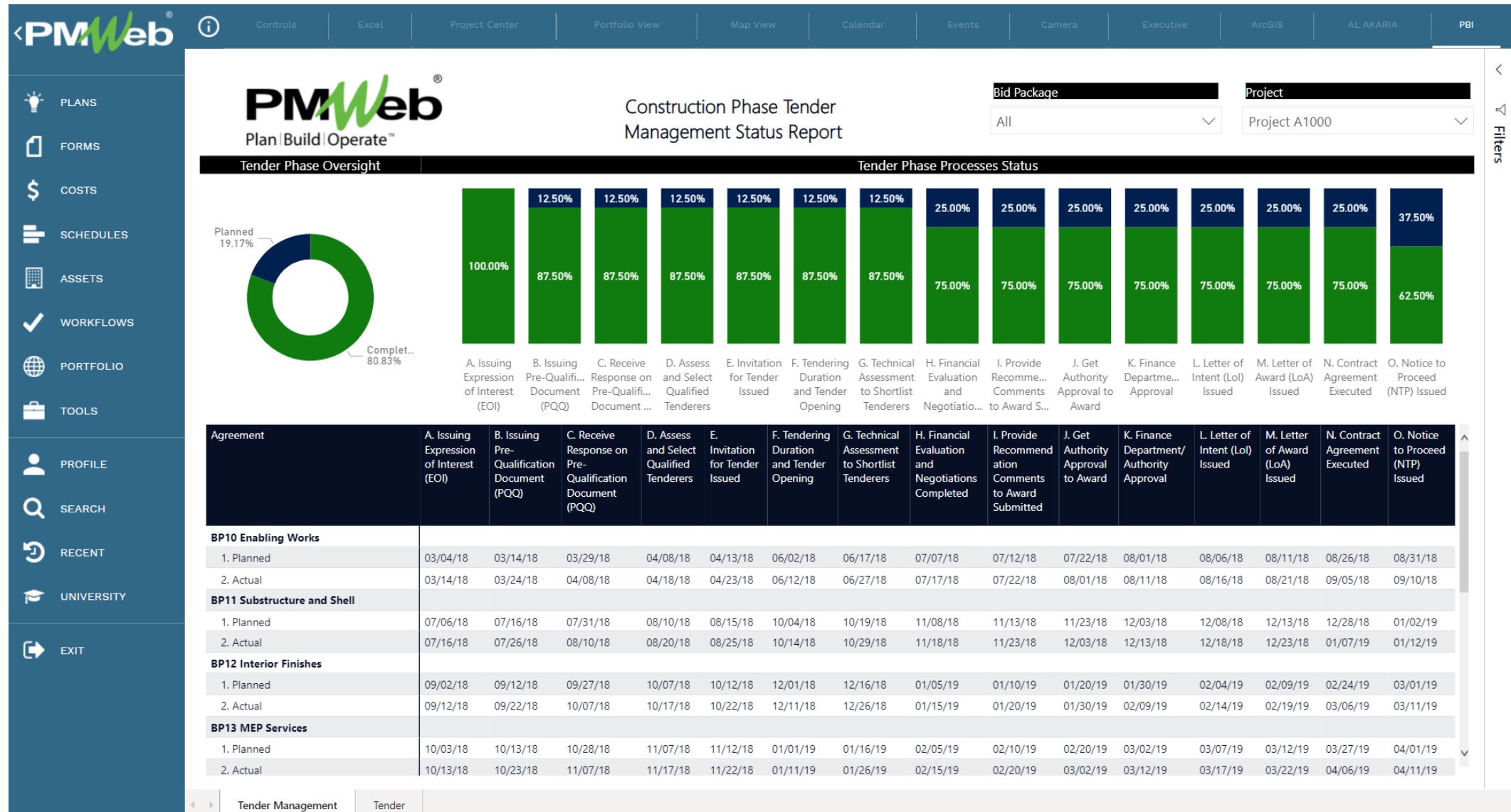


● Pre - Tender Activities

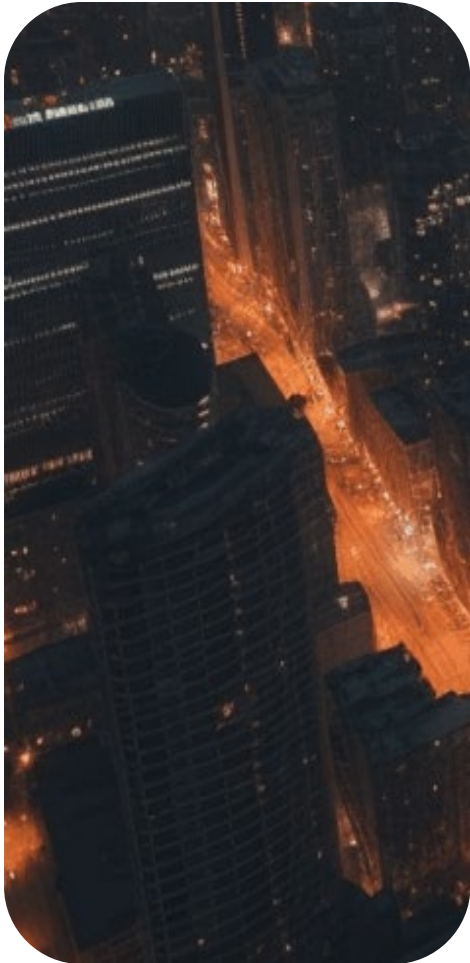


Readiness and Approvals

● Construction Stage Tender Management Status Report



● Contractor Prequalification



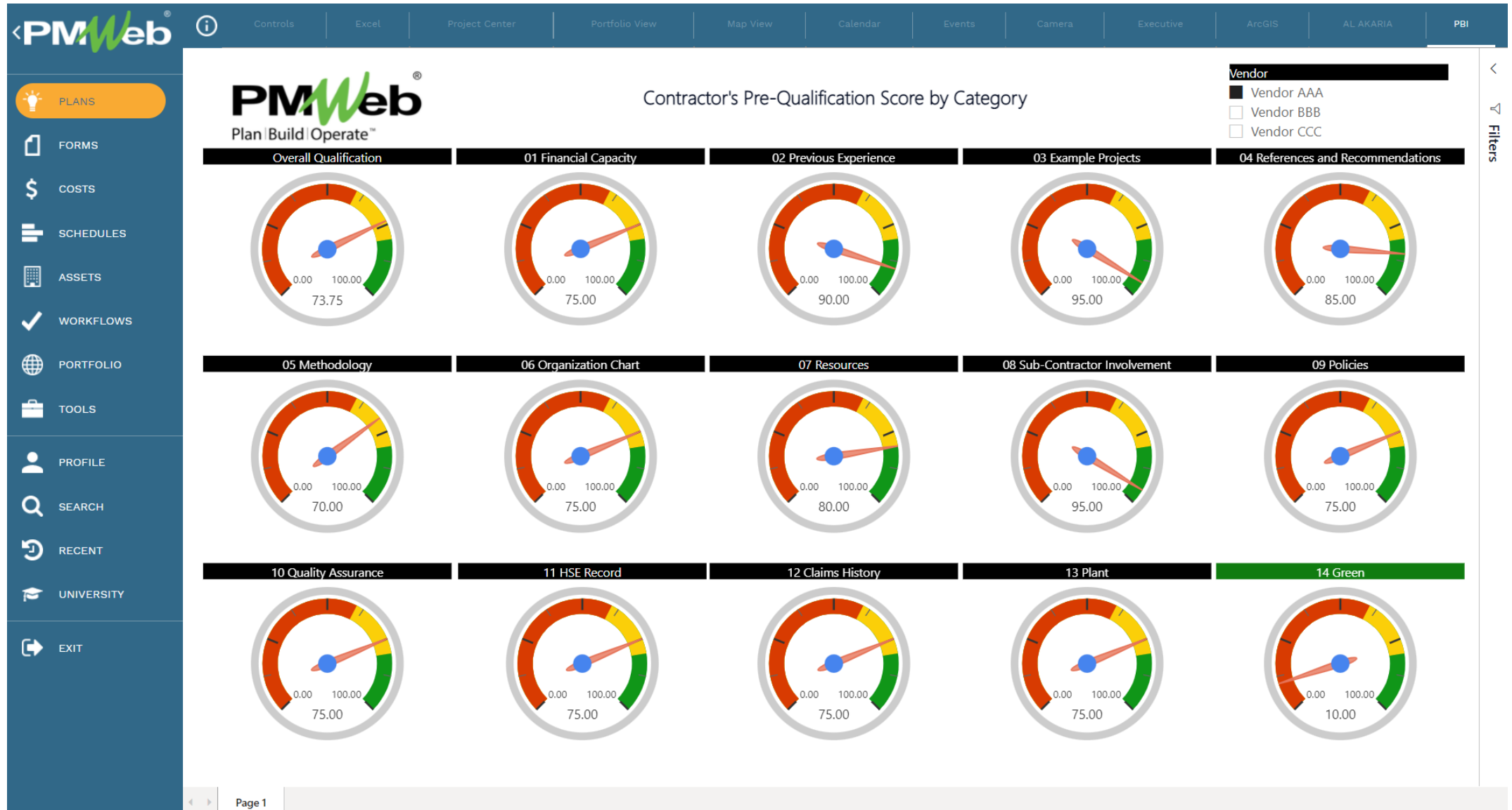
Fair and Competitive Bidding

Assess contractors based on financial standing, technical ability, and past performance.

Establish a list of prequalified bidders approved by a review committee.

Prequalification ensures fair and competitive bidding.

● Contractor's Pre-Qualification Score by Category



● Preparing and Issuing Tender Documents

Comprehensive Package



Prepare comprehensive tender documents (IFC drawings, specs, BOQ, conditions).

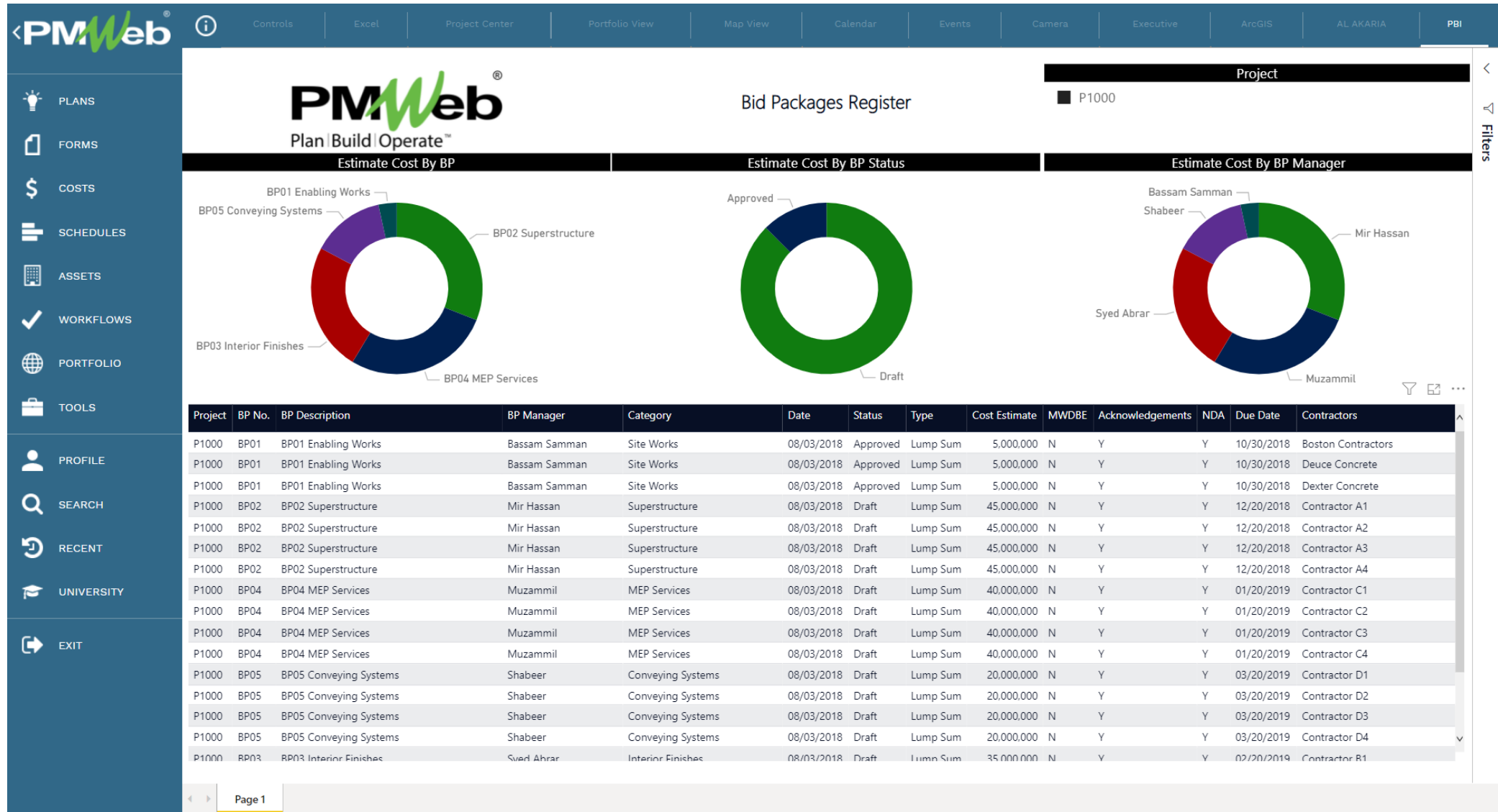


Include clear evaluation criteria, timelines, and contract terms.



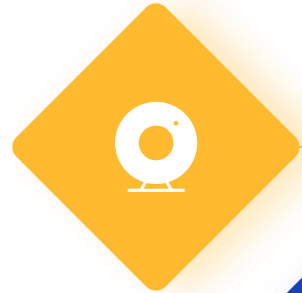
Use digital platforms for issuing and tracking distribution.

● Bid Packages Register



Managing Queries and Addenda

Communication and Tracking



Respond to bidder queries and issue clarifications in a consistent manner.



Track all communications and ensure transparency.



Addenda are part of the formal contract package.

● PMWeb Notification Email

PMWeb® (Portfolio) > Schedules > Forms > BID QUERY > 1 -

000632

NOTIFICATION

Drag a column

Edit

ID

No records to

From: Bassam SammanZ ☐ Use System Address

To:

CC:

BCC:

Manual CC:

Subject: PMWeb Notification: Bid Query 1 - Boston Medical Center -

Status: Due Date: 18-09-2021 12:00 PM

Notification type: Reminder: ☒

Reference: Completed: ☐

Include Link: ☒ Completed Date:

SELECT TO ATTACH TO EMAIL

<input type="checkbox"/>	TYPE	DESCRIPTION
No records to display.		

RBC ✓ "Times New Roman" 16px B I U S E E E A ·

Bid Query - #1

Project Name: Boston Medical Center
Project #: RVS0104

Description:

Comments:

Note: This email message was generated from PMWeb.

Design HTML Preview

Receiving and Opening Bids

Establish secure submission process (digital or sealed envelope).

1.

Record bid opening with time, date, and presence of stakeholders.

2.

Perform initial compliance check before evaluation.

3.

Secure Process

Tender Opening Register



● Tender Evaluation Process

Objective Evaluation

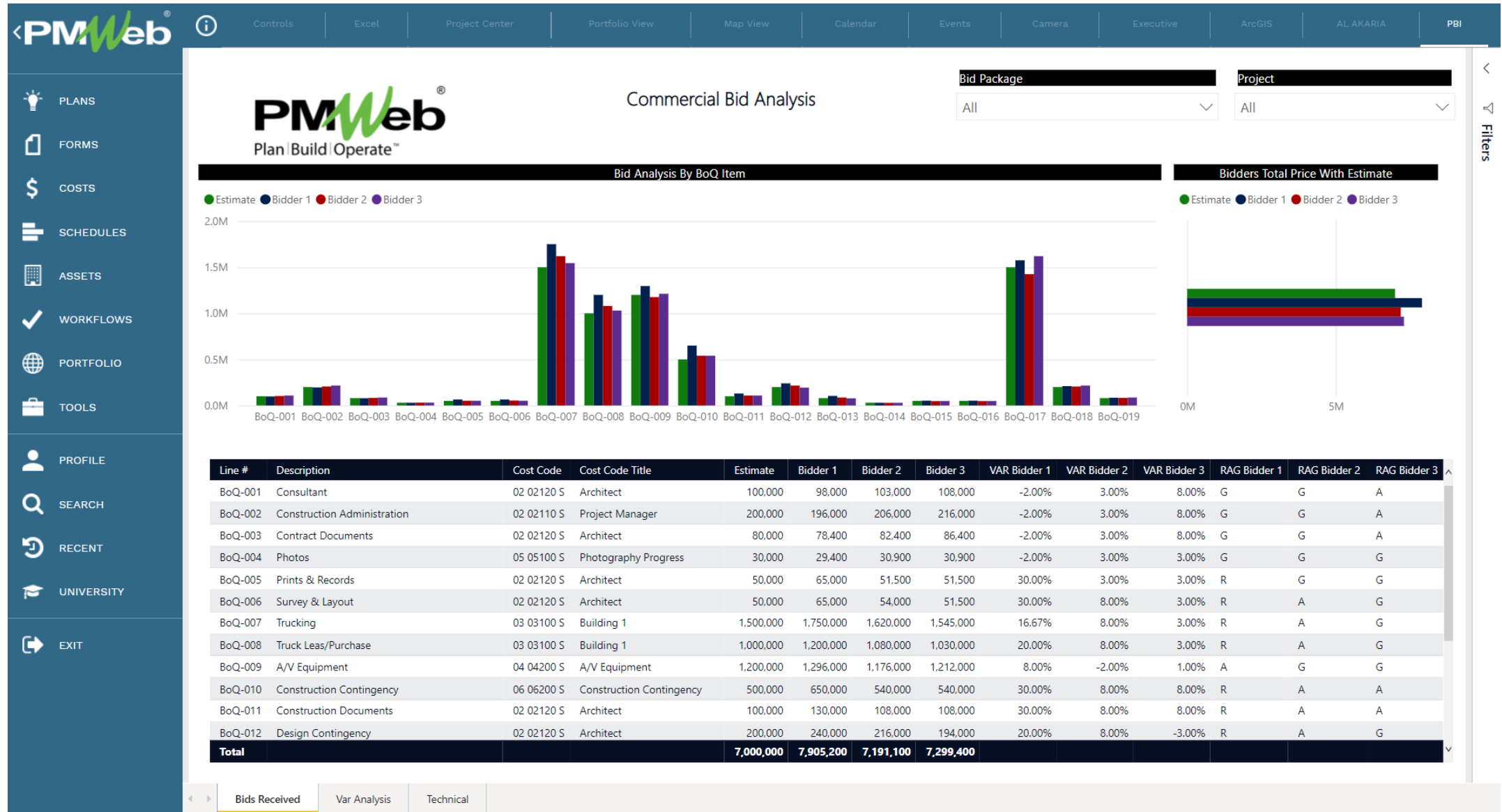
Use predefined scoring matrix technical vs. commercial weightings.

Evaluation committees must document scores, comments, and rankings.

Supports transparency and defensibility in award decisions.



Commercial Bid Analysis



● Award Recommendation and Approvals

Internal Documentation



Prepare evaluation summary and recommendation report.




Upon approval, issue Letter of Award (LOA) to successful bidder.



Route for internal approvals via digital workflow.

● Recommendation to Award a Construction Contract



ControlsExcelProject CenterPortfolio ViewMap ViewCalendarEventsCameraExecutiveArcGISAL AKARIAPBI

PLANS

FORMS

COSTS

SCHEDULES

ASSETS

WORKFLOWS

PORTFOLIO

TOOLS


PROFILE

SEARCH

RECENT

UNIVERSITY

EXIT



Plan|Build|Operate™

RECOMMENDATION TO AWARD A CONSTRUCTION CONTRACT

Project Contract No. P1000
CON 100

1.0 Awarded Contract Details

Contract Title	Successful Tenderer	Contract Amount	Scope of Work	Commencement Date	Tender Type	Duration	Initial Acceptance	PPQ or Invitation?	Invited or Purchased?	Project Owner
Construction of Main Building	ABC Construction	100,000,000	Build a 40 Story Commercial Tower including external landscaping and site facilities	06/01/2020	Lump Sum Fixed Price	730	06/01/2022	PPQ	Invited	Syed Abrar

2.0 Prequalification Details

PPQ Phase	Description	No. Of Companies	Date
1	Advertisement for Expressions of Interest	8	09/08/2019
2	Prequalification Questionnaires Issued	6	09/15/2019
3	Prequalification Submissions Received	5	09/25/2019
4	Prequalification Evaluation Completed	4	10/02/2019
5	Recommendation of Tenderers Issued	4	10/09/2019
6	Prequalified Tenderers List Approved	4	10/16/2019

3.0 Tenderers Details

Tenderer	Tender Purchased Date	Withdraw or Failed to Submit	Reason Given	Date Received	Time Received	Opening Price
ABC Construction	11/18/2019	No		03/15/2020	2:00 PM	100,000,000
DEF Construction	11/18/2019	No		03/15/2020	2:00 PM	103,000,000
MNO Construction	11/18/2019	No		03/15/2020	2:00 PM	105,000,000
PQR Construction	11/18/2019	Yes	Short period to respond			0

4.0 Budget Compliance

Evaluated Tenders Within/ Outside Budget	Actions taken to reconcile the scope to the budget	Status	Prepared by
Yes	No Actions were needed	Approve	Tony Dsouza

5.0 Tenderers' Proposal Evaluation

Tenderer	Initial Rating Technical	Initial Rating Commercial	Shortlist	Clarification Meeting	Evaluation Commercial	Evaluation Technical	Final Tender Price
ABC Construction	96	99	Yes	04/18/2020	Pass	Pass	100,000,000
DEF Construction	80	95	No	04/18/2020	Pass	Fail	100,000,000
MNO Construction	95	92	Yes	04/18/2020	Pass	Pass	103,000,000

6.0 Award Approval

Award Status	Award Pending Resolution	Technical Concurrence by	Concurrence to Award	Approval to Award	Date
Postponed	Securing funding approval from the Department of Finance	Bassam Samman	Ali Salem	Dolly Elhaj	04/02/2020

Page 1

● Issued for Construction Documentation

Alignment and Baseline

Post- award, share IFC documents with the contractor team.

Ensure alignment between design, scope, and tendered works.

IFC documents form the baseline for construction and claims.

IFC Drawings and Documents List

PMWeb®

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FORMS

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ASSETS

WORKFLOWS

PORTFOLIO

TOOLS

PROFILE

SEARCH

RECENT

UNIVERSITY

EXIT

(Portfolio) > Forms > DRAWING SETS > DS01 - Drawing Set - Boston Contractors

Boston Medical Center - DS01 - Draw

MAIN

ADDITIONAL INFORMATION

CHECKLISTS

CLAUSES

NOTES

ATTACHMENTS (1)

NOTIFICATIONS

Project*

Phase

Set # *

Description

Status / Revision

Date

From

WBS

CSI Code

CSI Division

Category

Reference

Transmittals

Project*

Phase

Set # *

Description

Status / Revision

Date

From

WBS

CSI Code

CSI Division

Category

Reference

Transmittals

Drag a column header and drop it here to group by that column

EditAddLink DrawingsDeleteRefreshGenerate TransmittalLayouts

LIST #	LINE #	ATTACHMENTS	SHEET	REVISION	ITEM	DATE	DESCRIPTION	CSI DIVISION	CSI CODE	CATEGORY	TASK	LOCATION	STATUS	%
A-104	1	(Q)	1	3		05-Jun-2006	Overall Roof Plan							
A-141	1	(Q)	1	1		05-Jun-2006	Overall First Floor Finish Plan	02 -Sitework	01000 - General F		10 - Fabrication and			
P-102	1	(Q)	1	3		05-Jun-2006	Overall Second Floor Plan - Plumbin							
P-103	1	(Q)	1	3		05-Jun-2006	Overall Third Floor Plan - Plumbing							
A-101.1	1	(Q)	1	3		11-Nov-2009	Part First Floor Plan - Area 1	01 - General Conc	02000 - Sitework					
A-101.1	1	(Q)	1	3		11-Nov-2009	Part First Floor Plan - Area 1	01 - General Conc	02000 - Sitework					
A-141	1	(Q)	1	1		05-Jun-2006	Overall First Floor Finish Plan	02 -Sitework	01000 - General F		10 - Fabrication and			
C-01	2	(Q)	1	2		10-Dec-2012	Civil Legends						Revise & Resubm	
A-101.1	1	(Q)	1	3		11-Nov-2009	Part First Floor Plan - Area 1	01 - General Conc	02000 - Sitework					
A-141	1	(Q)	1	1		05-Jun-2006	Overall First Floor Finish Plan	02 -Sitework	01000 - General F		10 - Fabrication and			
E-500	1	(Q)	1	3		05-Jun-2006	Electrical Panelboard Schedules							
E-202	1	(Q)	1	3		05-Jun-2006	Fire Alarm Riser Diagram				15 - Layout Bldg Fc			



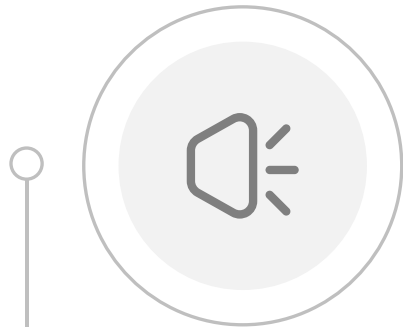
09

Construction Stage



Mobilization and Kick-Off

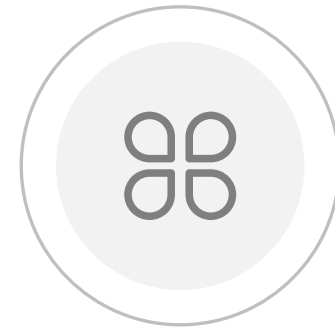
Steps



Contractor mobilizes workforce, equipment, and site facilities.



Kick- off meetings align stakeholders on schedule, scope, and responsibilities.



Mobilization checklist ensures readiness before works begin.

Kick-Off Meeting Minutes

PMWeb

PLANS

FORMS

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SCHEDULES

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WORKFLOWS

PORTFOLIO

TOOLS

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EXIT

(Portfolio) > Forms > MEETING MINUTES > 1 - Kickoff Meeting for BP01 Enabling Works

Boston Medical Center - 1 - Kickoff M

CREATE NEXT

MAIN

ADDITIONAL INFORMATION

CHECKLISTS (12)

CLAUSES

NOTES (1)

ATTACHMENTS (6)

NOTIFICATIONS

Project*

RVS0104 - Boston Medical Center

Phase

2 - Construction -

WBS

B - Construction

Type

Record #*

A0003

Meeting #

1

Description

Kickoff Meeting for BP01 Enabling Works

Location

Langdon Willson HQ - Conference Room

Reference

Category

Kick Off Meeting

Meeting Date

14-01-2019

Started

9:00 AM

Ended

12:00 PM

Status / Revision

Draft

0

Transmittals

1

NEXT MEETING

Next Location

Langdon Willson HQ - Conference Room

Meet Date

21-01-2019

Start

9:00 AM

PARTICIPANTS

Edit Add Add Multiple Delete

CONTACT	PRESENT
Rockwell Architects - Ann Rockwell	<input checked="" type="checkbox"/>
Rockwell Architects - Cliff Rockwell	<input checked="" type="checkbox"/>
Rockwell Architects - Janice Rockwell	<input checked="" type="checkbox"/>
Langdon Wilson - Fausto Martinez	<input checked="" type="checkbox"/>
Langdon Wilson - Sandy Mckmillan	<input checked="" type="checkbox"/>

1 2 PAGE SIZE 5

USER DEFINED FIELDS

test

Category

Edit Add Delete Refresh Export To Excel Paste From Excel Layouts

ITEM #	SEQ #	ATTACHMEN	DESCRIPTION	ASSIGNED TO	CATEGORY	SUBJECT	DUE	CO
Category: 01 Introduction								
1.1	01.01	(Q)	The Project Manager will be Fausto Martinez and his assistant will be	Will Walker	01 Introduction	01 Introduction of Project Owner		
1.2	01.02	(Q)	The Resident Engineer is Ann Rockwell, Project Control Engineer	Will Walker	01 Introduction	02 Introduction of Consultant's r		
1.3	01.03	(Q)	The Contractor Project Manager will be Will Walker	Ann Rockwell,Cliff Rockwell,Janice F	01 Introduction	03 Introduction of Contractor's r		

Schedule Management and Extensions of Time (EOT)

Procedures



Baseline construction schedule is uploaded and maintained in PMIS.

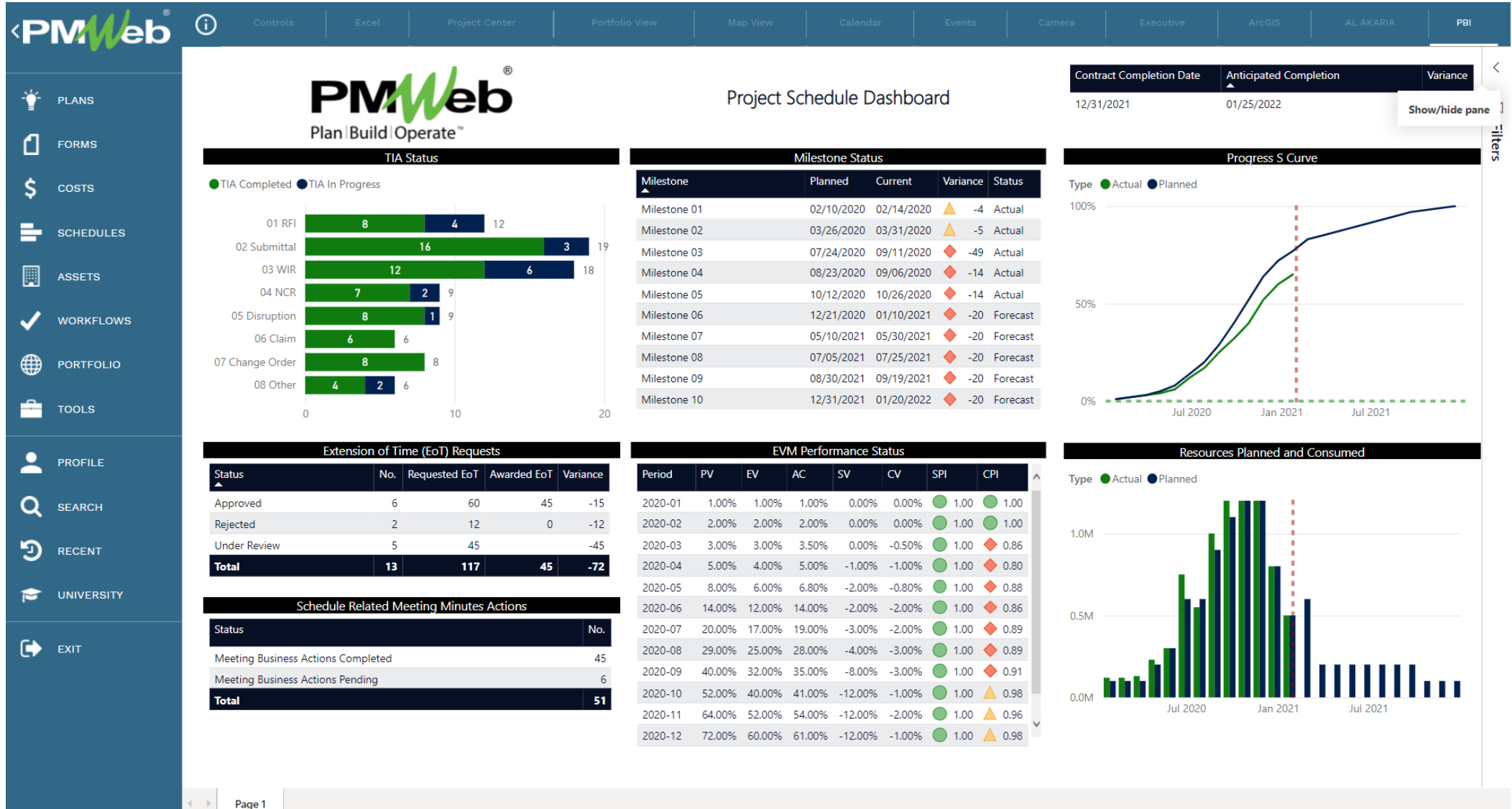


Track progress against planned dates and milestones.




EOT requests reviewed and documented with supporting evidence.

Project Schedule Dashboard



Resource and Equipment Tracking



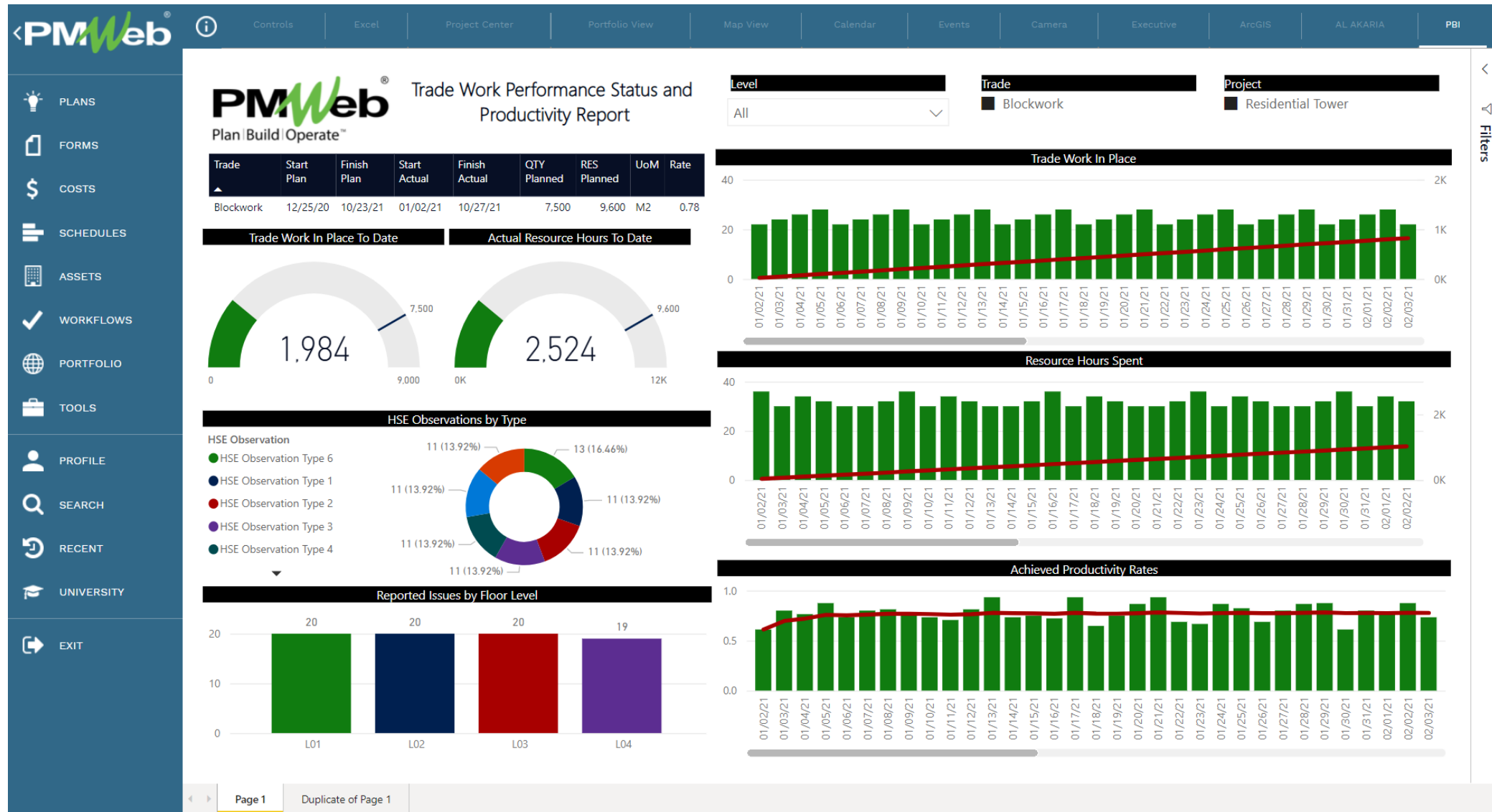
Daily logs track labor,
equipment, and
materials on site.

Helps monitor
productivity and
manage costs.

Integrated with cost
control and schedule
modules.

Management

Trade Work Performance Status and Productivity Report



Budget, Cost, and Revenue Management

Methods



Track approved budget vs. actual costs, commitments, and revenues.

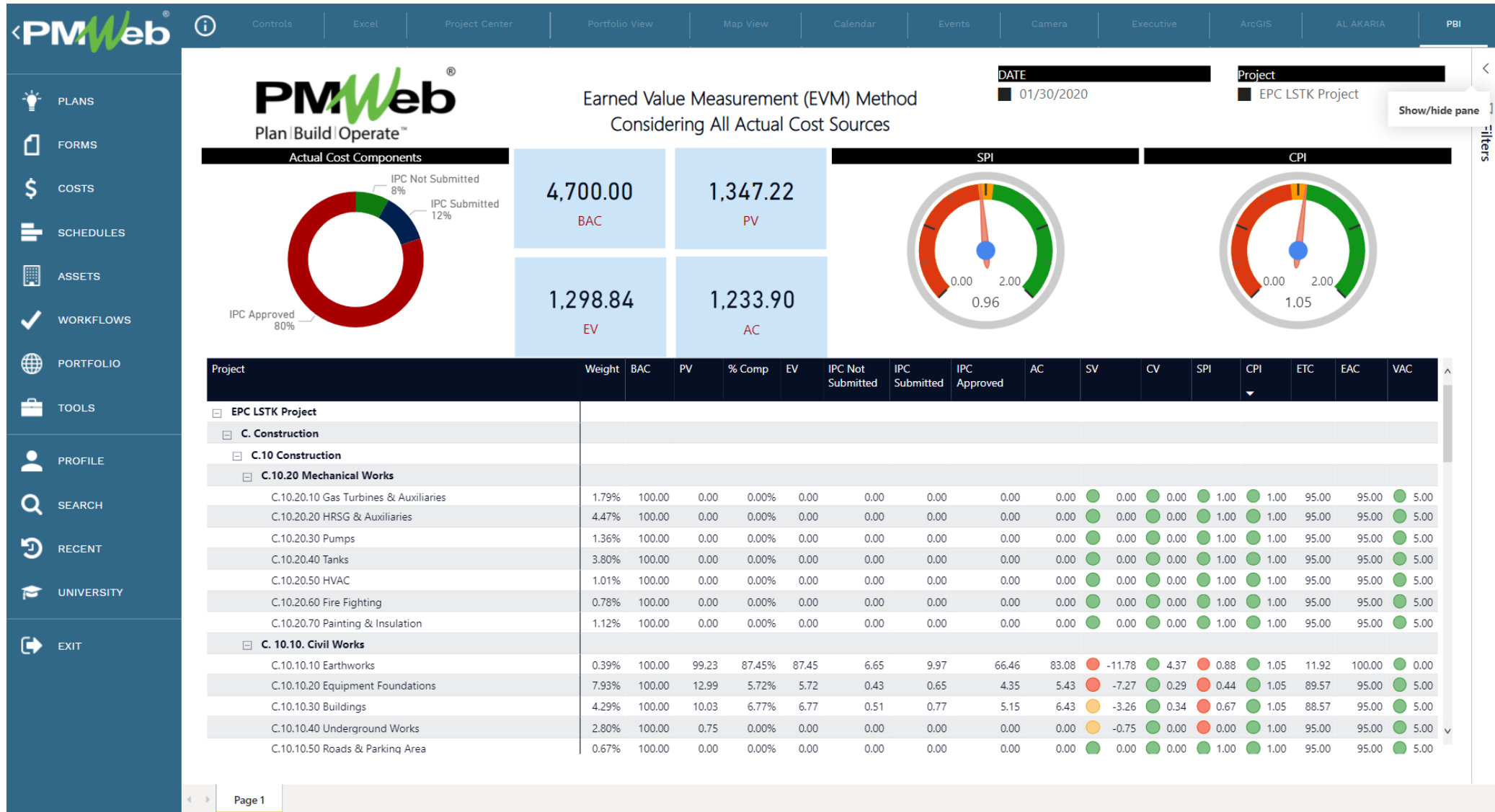


Use CBS to manage breakdown and reporting.



Supports earned value and financial forecasting.

EVM Considering All Actual Cost Sources



Change Management and Variation Orders

Process



Changes are logged, evaluated, and routed for approval.

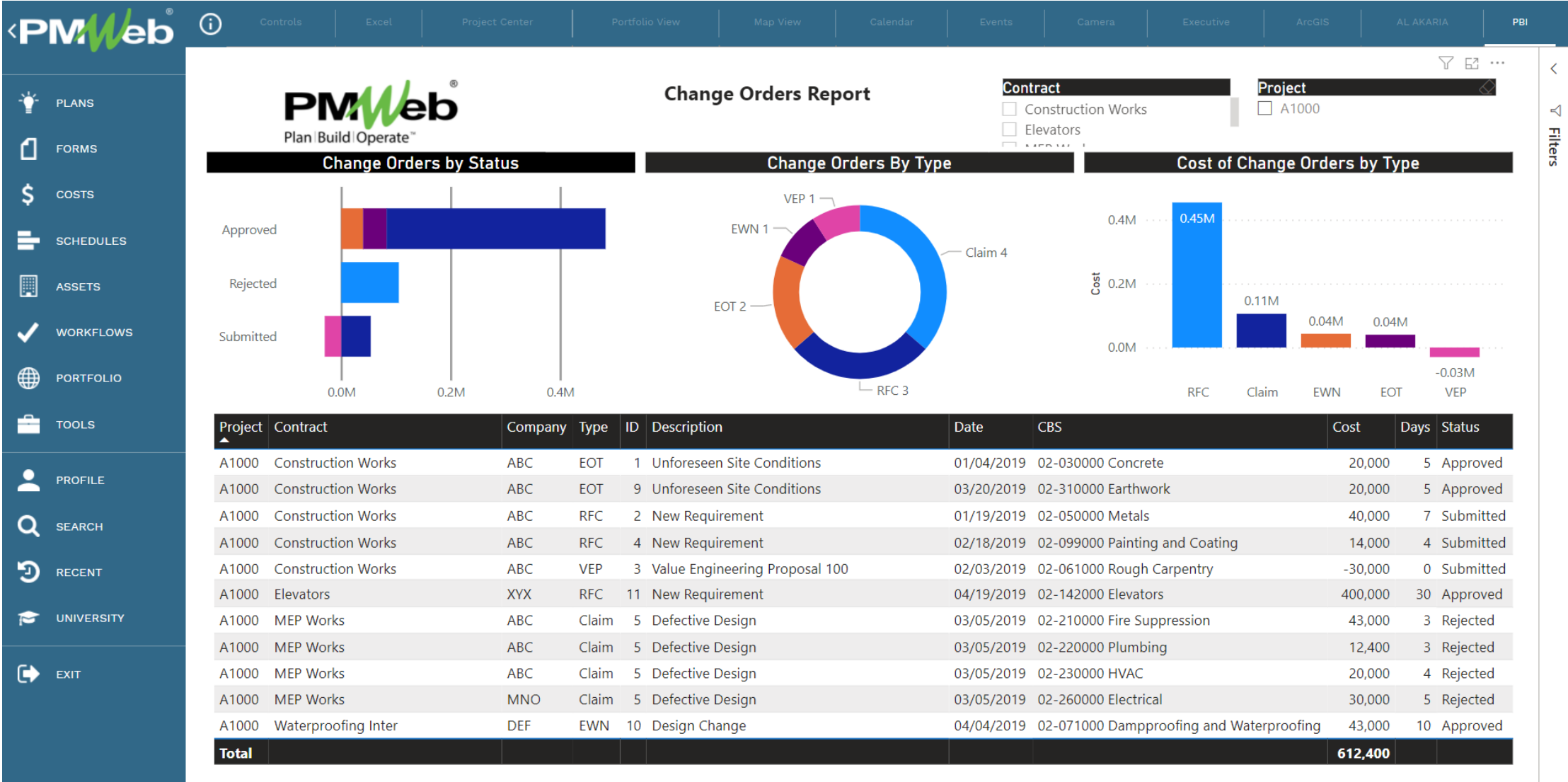


Variation Orders (VOs) must be formally approved before execution.



Change log supports contract compliance and audit.

Change Orders Report



Change Orders by Status

Change Orders By Type

Cost of Change Orders by Type

Approved

Rejected

Submitted

VEP 1

EWN 1

EOT 2

RFC 3

Claim 4

0.0M

0.2M

0.4M

0.45M

0.11M

0.04M

0.04M

-0.03M

RFC

Claim

EWN

EOT

VEP

Claims and Dispute Resolution

Categorization

Claims are submitted with required documentation and justification.

01

Tracked by category delay, disruption, cost, etc.

02

Resolution process may include negotiation, mediation, or adjudication.

03

Claim Analysis Worksheet

PMWeb
Plan | Build | Operate™

CLAIM ANALYSIS WORKSHEET

Project: ID: Date:

Contractor: Status: Date:

Claim Title:

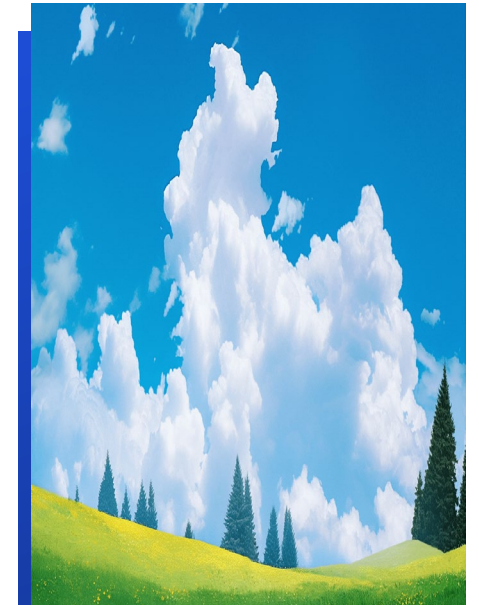
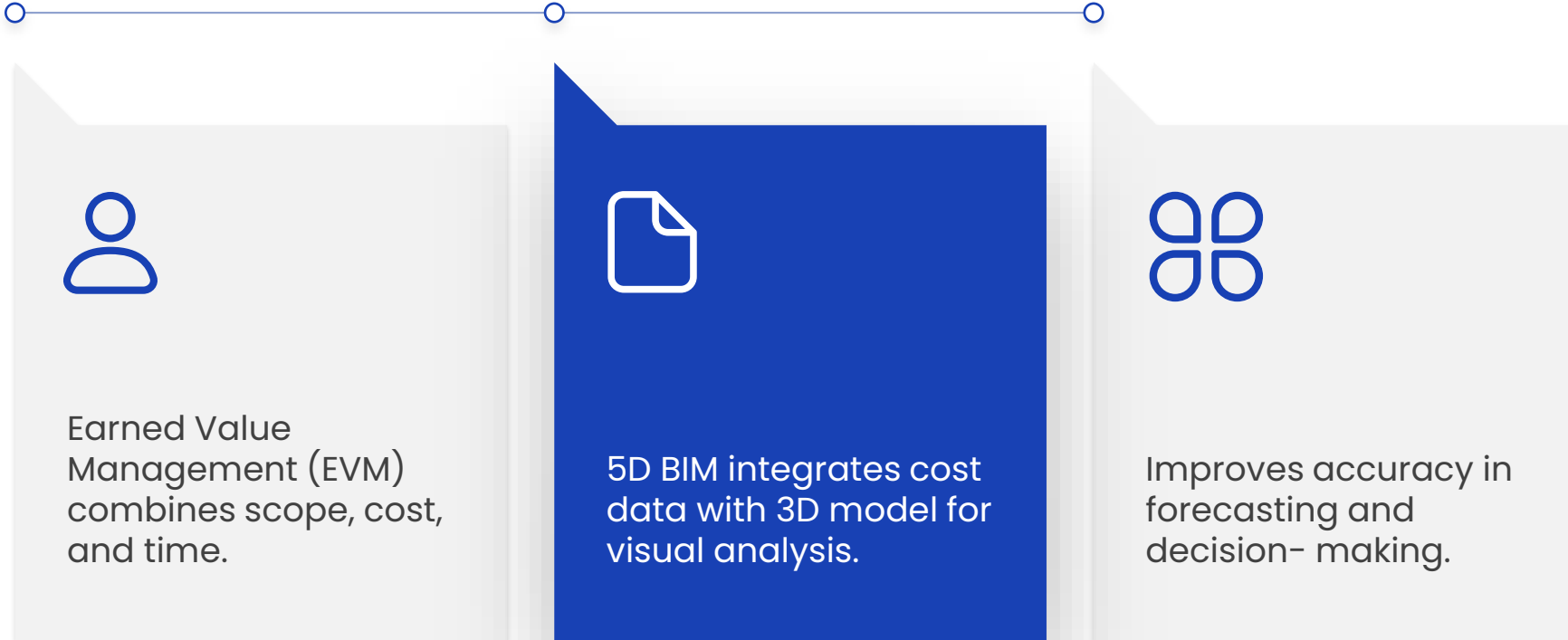
Revision:

CLAIM ANALYSIS WORKSHEET

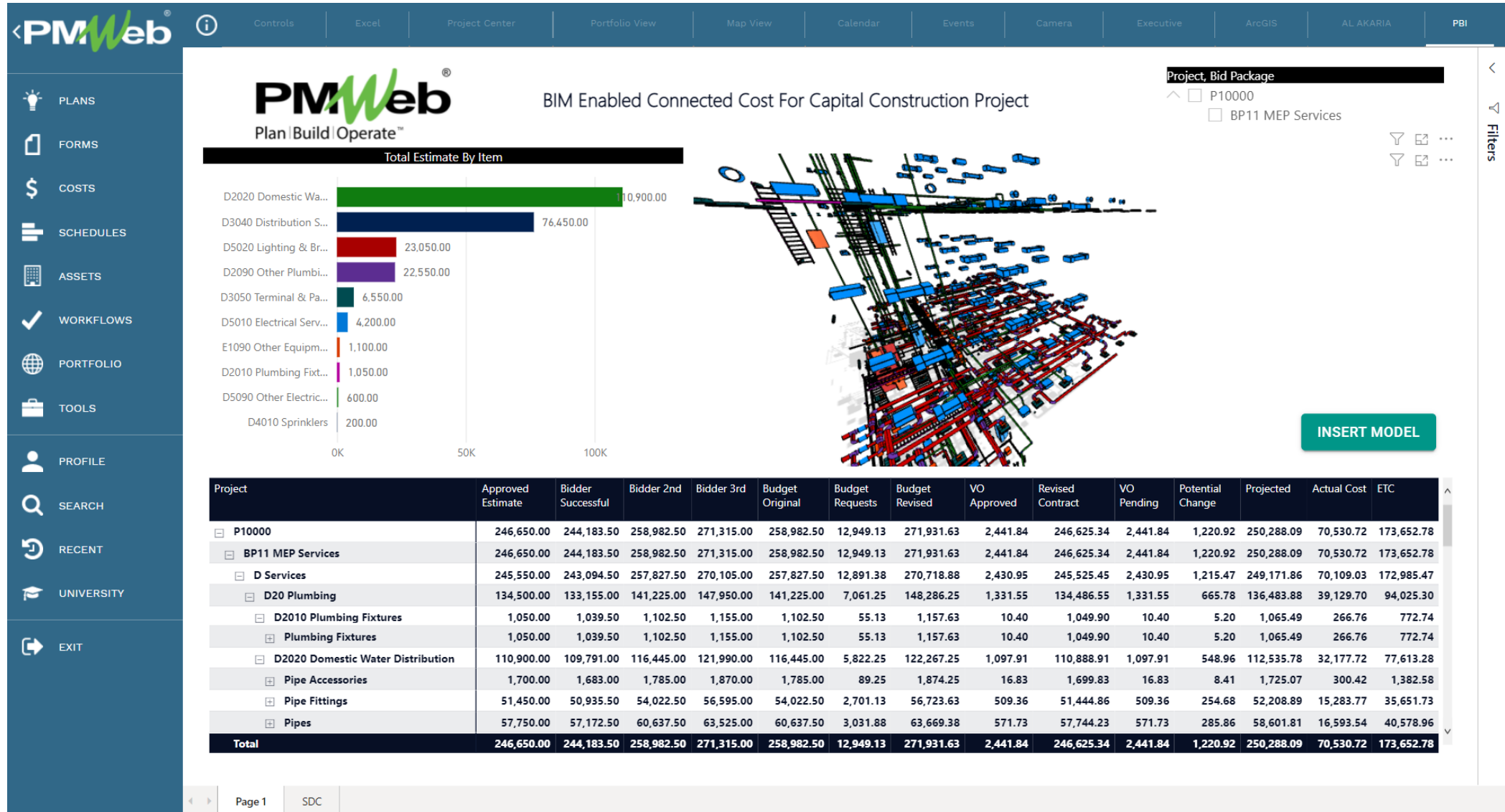
CATEGORY	ITEM	SUBMITTED	REMARKS
01 Introduction	Introduction	NA	
02 Factual Background	Causation	NA	
02 Factual Background	Sequence of events	NA	
02 Factual Background	Summary of correspondence	NA	
02 Factual Background	Role played by participants	NA	
02 Factual Background	Physical quantities of work	NA	
02 Factual Background	Location of works	NA	
02 Factual Background	Type of work	NA	
02 Factual Background	Productivity issues	NA	
02 Factual Background	Sequencing of work issues	NA	
02 Factual Background	Payments received	NA	
02 Factual Background	Opinions expressed by experts	NA	
02 Factual background	Written records	NA	
02 Factual Background	Events	NA	
02 Factual Background	Amounts	NA	
02 Basis for Claim (Liability)	Basis for Claim (Liability)	NA	
04 Quantification of Claim	Physical quantities	NA	
04 Quantification of Claim	Spreadsheets, survey data, calculations, photographs, payment registers, copies of payment certificates, as-built programs, look ahead programs	NA	
04 Quantification of Claim	Direct costs - onsite	NA	
04 Quantification of Claim	Direct costs - offsite	NA	

Earned Value and 5D BIM Integration

Utilization



BIM Enabled Connected Cost for Construction Project



Quality Assurance and Inspections

Assurance

Inspections and test plans are scheduled and recorded.

Deficiencies are logged and tracked to closure.

Quality metrics support continuous improvement.

Communication and Correspondence

Management

All site communications (RFIs, letters, meeting minutes) are managed digitally.

01.



Helps resolve issues and maintain documentation trail.

03.

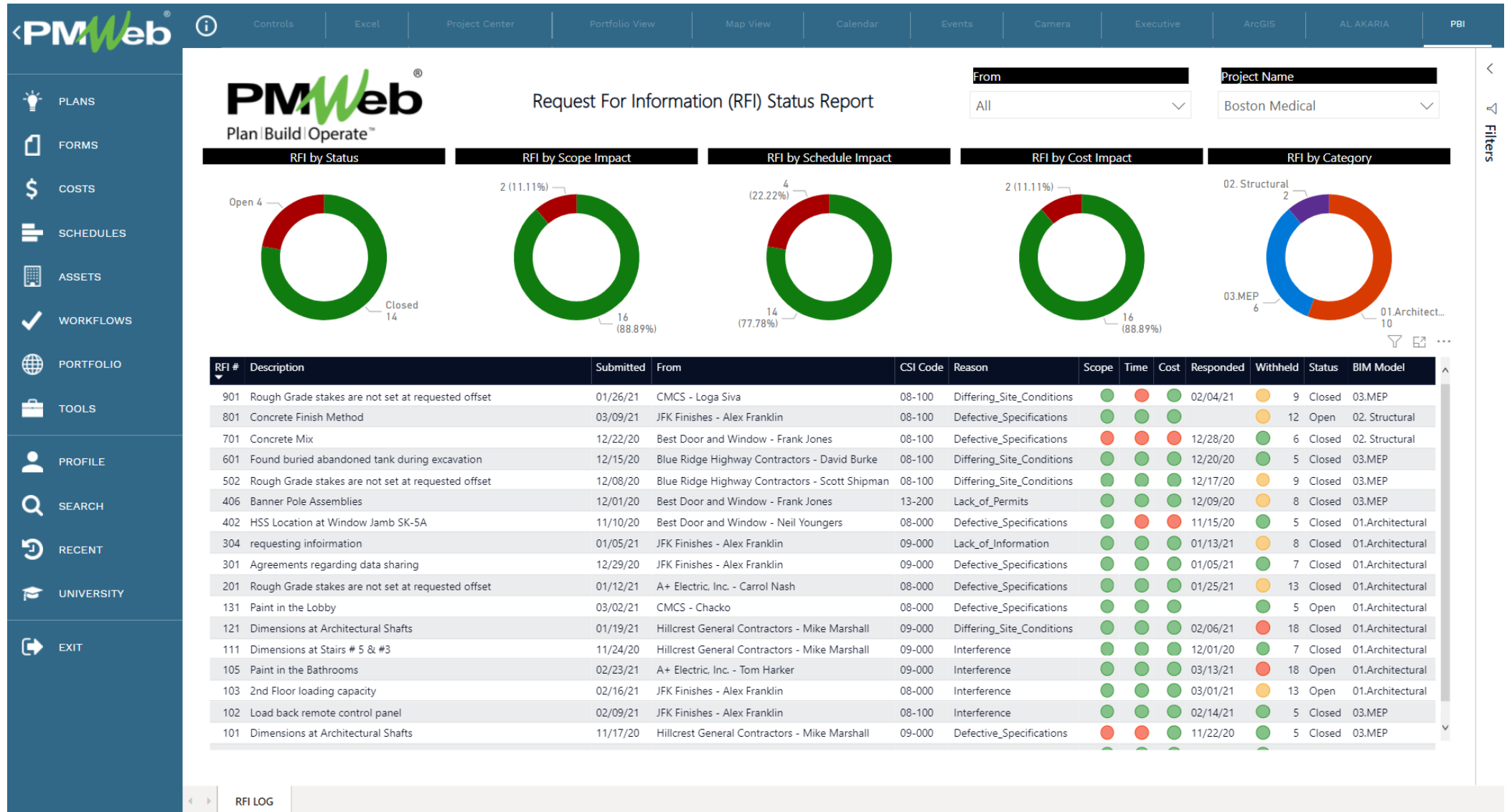


02.



Templates and workflows ensure formal approval and traceability.

Request for Information (RFI) Status Report



Health, Safety, and Environment (HSE)



Compliance

01

Track safety incidents, inspections, and observations.



02

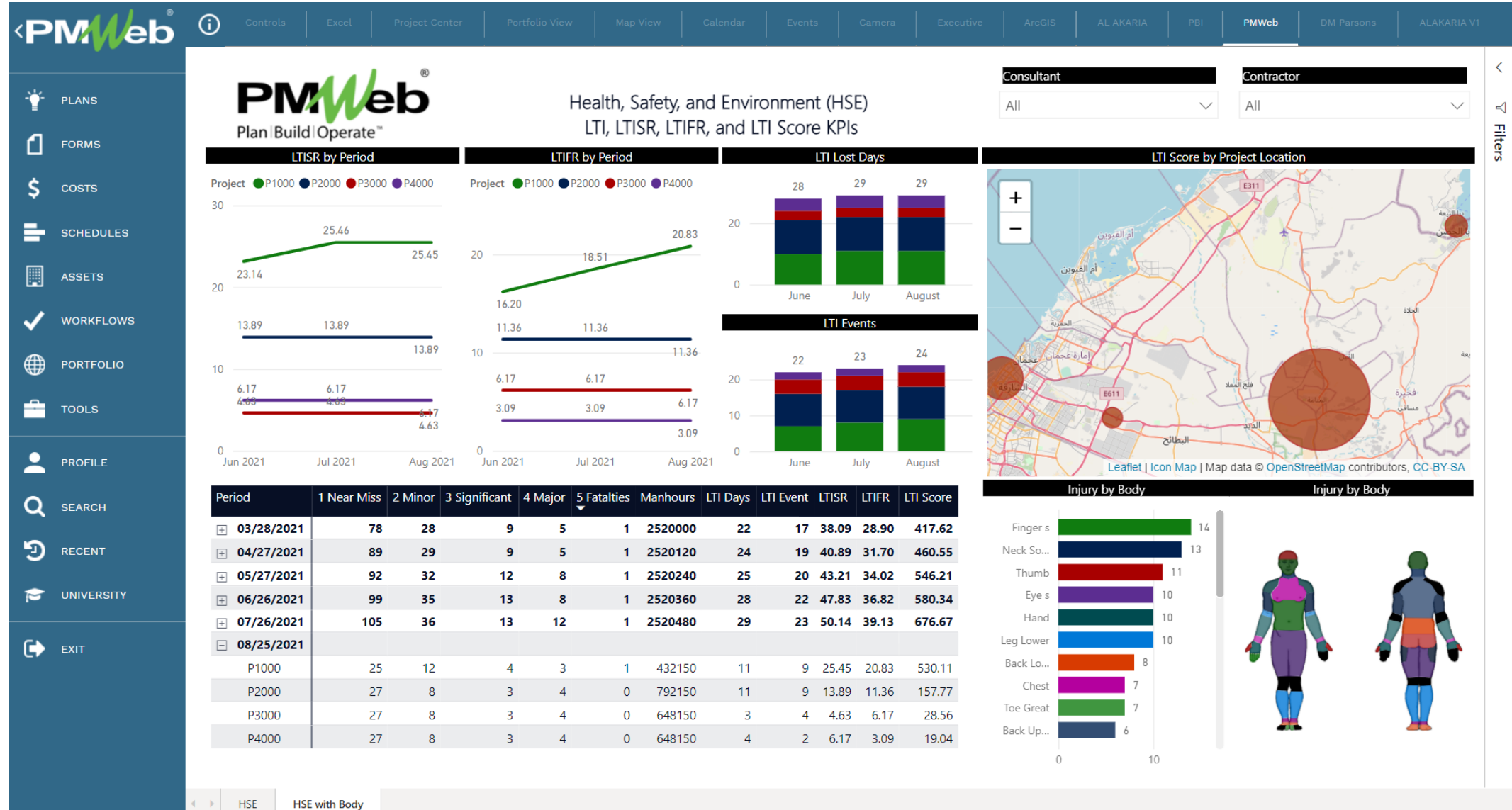
Maintain HSE compliance with reporting and alerts.



03

Encourage proactive safety culture on site.

HSSE KPI Dashboard



Progress Reporting and Dashboards

Reporting



Use real- time dashboards for site performance and KPIs.



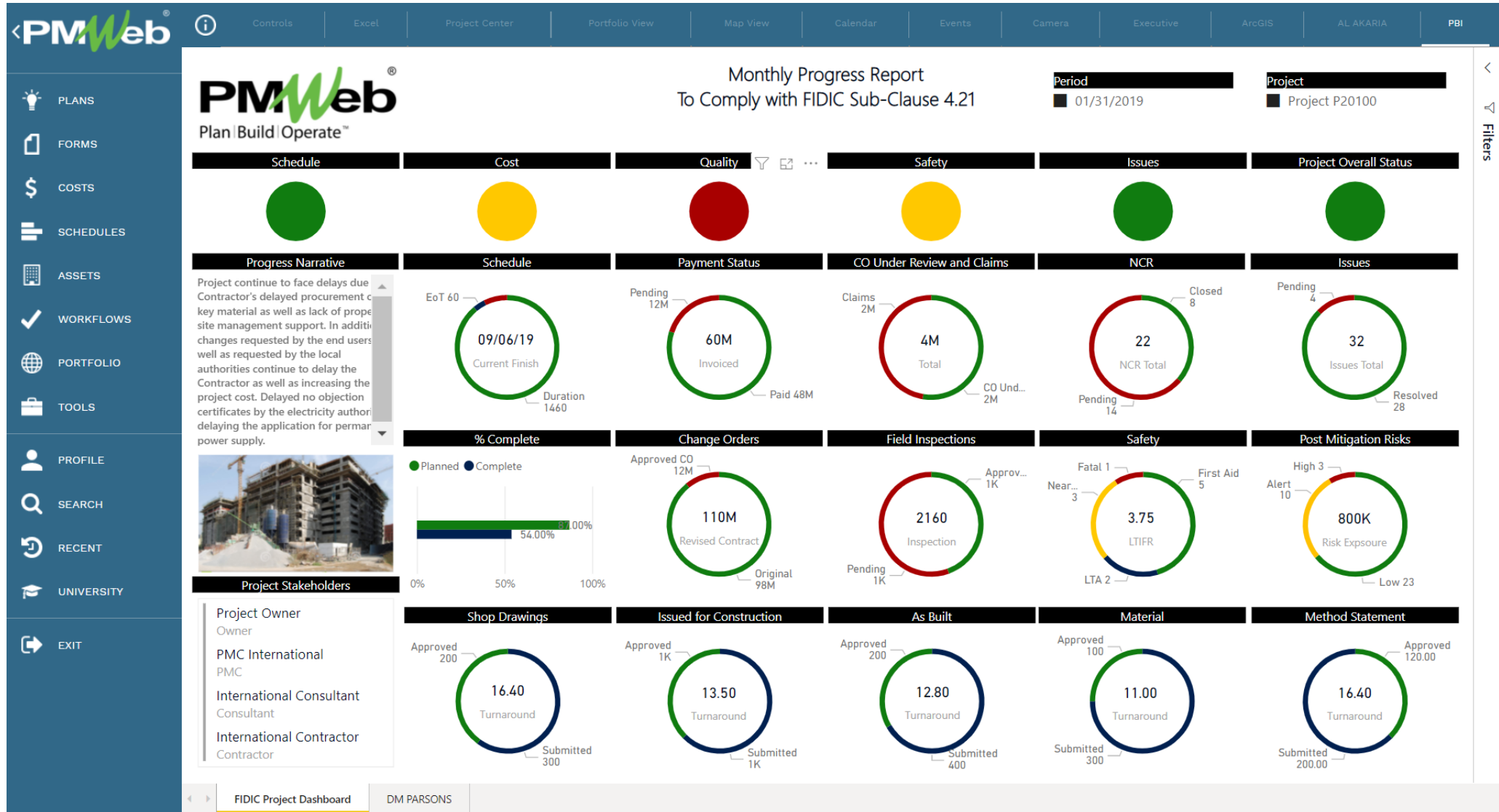
Automate weekly and monthly progress reports.



Reports include visuals, narratives, and variances.



Monthly Progress Report

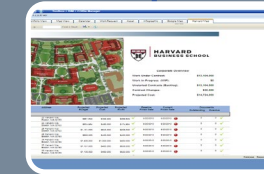
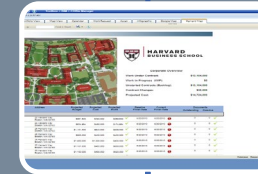
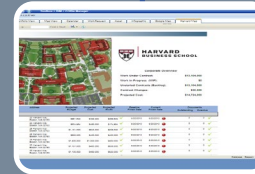


Multi-Layered Performance Reports

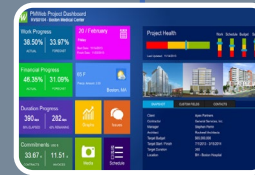
Enterprise or Portfolio Dashboard
To Have A Single Version of The
Truth On Projects Performance



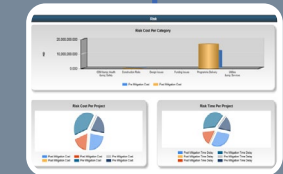
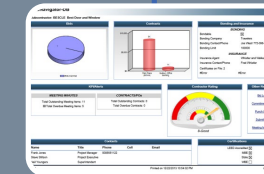
Program Dashboard To Align
Projects with Strategic Initiatives



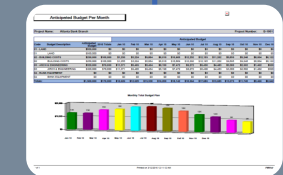
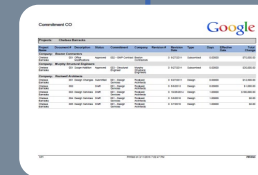
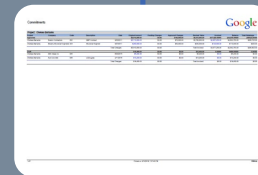
Project Dashboard To Make Better
and Faster Informed Decisions



Management Dashboard To Better
Understand Achieved Performance
Against Target Goals



Manage All Project Transactions by
Accountability and Status



10

Testing and Commissioning Stage



Commissioning Readiness Assessment

Pre-requisites

Confirm all construction works are substantially complete.

01.



Develop commissioning plan and assign responsibilities.

03.



02.



Assess availability of resources, systems, and documents for commissioning.

Contractor Assessment for Commissioning and Startup



Commissioning Plan and Schedule

Outline



Outline scope, procedures, and timelines for testing and commissioning.



Include safety protocols, responsible parties, and required documentation.



Align with handover milestones and final completion.



Asset Registration and Tagging

Details



Register all physical assets in PMIS with tag numbers and attributes.



Include warranty information, installation details, and manufacturer data.



Supports operations, maintenance, and future capital planning.

PMWeb Equipment Asset Register

PMWeb

PLANS

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SCHEDULES

ASSETS

WORKFLOWS

PORTFOLIO

TOOLS

PROFILE

SEARCH

RECENT

UNIVERSITY

EXIT

(Portfolio) > Assets > Assets > EQUIPMENT > AHU01 - Air Handling Unit

AMIA

ABC

1st Floor

Space 1

Air Handling Unit

Occupants

Best Door and Window/Neil Youngers

Best Door and Window/Projects/Frank Jones

Best Door and Window/Steve Stillson

DEF

Metro Train 100

VAN XXXX

Projects

ADMI

Capital Project XXXX

EPC Project X1000

John Hopkins Medical Center

School 001

Commercial Development AAAAA

Car Park

Commercial Tower

Main Lobby

Residential Tower

AHU 0012001

01 Floor

02 Floor

Flat 201

FCU

FF&E

Kitchen

Flat 201 Annual Lease

Flat 202

Flat 203

MAIN

ADDITIONAL INFORMATION

MOVES

COMPONENTS

LOG

WORK ORDERS

COST WO

Installed equipment ID* AHU01

Name* Air Handling Unit

Current Factory* AMIA/ABC/1st Floor/Space 1

Component Of

Installed equipment Type A/C - Installed

Ownership Owned

Function Status

Condition

Condition Date

In Service Date 06-01-2019

Status Approved

Received Date 04-07-2018

Vendor Cambridge HVAC

Manufacturer A+ Electric, Inc.

Manufacturer # AAA/BBB2018

Serial # DEF/XYZ

Lot # 16556773

Item 6256 - 15-15500 HVAC

Price \$0.00

Warranty Expires 05-01-2020

Component Type

Geolocation

Barcode

PREDICTIVE MAINTENANCE

Track Use By

Service Interval 0

Last Service 0

Service Due 0

Current Usage 0

Life Remaining 0

% Remaining 100%

LINEAR DEFINITION

DIRECTION

Begin

End

Length 0

Area 0

USER DEFINED FIELDS

Check In

Check Out

Retired

BIM ID

Systems Testing and Verification

Procedures



—

Test all MEP, life safety, and operational systems under load.

—

Document results and compare against performance criteria.

—

Record defects and retesting actions as needed.

Checklist Pre-Startup for Centralized AHU

PMWeb
PLANS
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WORKFLOWS
PORTFOLIO
TOOLS
PROFILE
SEARCH
RECENT
UNIVERSITY
EXIT

(Portfolio) > Tools > Forms > NPMO CHECKLIST - PRE-START UP FOR CENTRALIZED AHU > 1 -

MAIN

PMWeb

NPMO Checklist - Pre-Start Up for Centralized AHU

Project ID

Revision 0 Date 10-Dec-2021 Status Draft

Equipment ID Equipment Name

1. Cabinet and General Installation
CABINET AND GENERAL INSTALLATION

Refresh

NO.	INSPECTION ITEM	CHECKED SATISFACTORY
1	Permanent labels affixed, including for fans.	
2	Air flow capacity and ESP indicated in the fan nameplate are same as the equipment schedule and approved document.	
3	Motor rating in Hp (Kw) and insulation class conforms to the approved document.	
4	Equipment tagging is in compliance to the as-build drawings.	
5	Casing condition good: no dents, leaks, door gaskets installed.	
6	Access doors close tightly - no leaks.	
7	Flexible connection between duct and unit tight and in good condition.	
8	Vibration isolation equipment installed and released from shipping locks.	
9	Maintenance access acceptable for unit and components.	
10	Internal sound attenuation installed (as applicable for arrayed fans).	
11	Thermal insulation properly installed and according to specification.	
12	Instrumentation installed according to specification (thermometers, pressure gauges, flow meters, etc.).	
13	Clean up of equipment completed per contract documents.	
14	Filters installed and replacement type and efficiency permanently affixed to housing - construction filters removed.	
15	Arrangement of internal accessories (filters, coil, humidifier, fans, etc.) as per approved document.	
16	Transport blocks removed for centrifugal fans.	

1

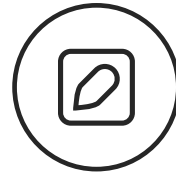
PAGE SIZE: 20

16 items in 1 pages

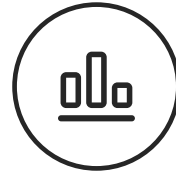
2. Valves, Piping, Accessories and Coils
VALVES, PIPING, ACCESSORIES AND COILS

Performance Testing and Acceptance

Testing



Conduct final integrated performance tests of all systems.

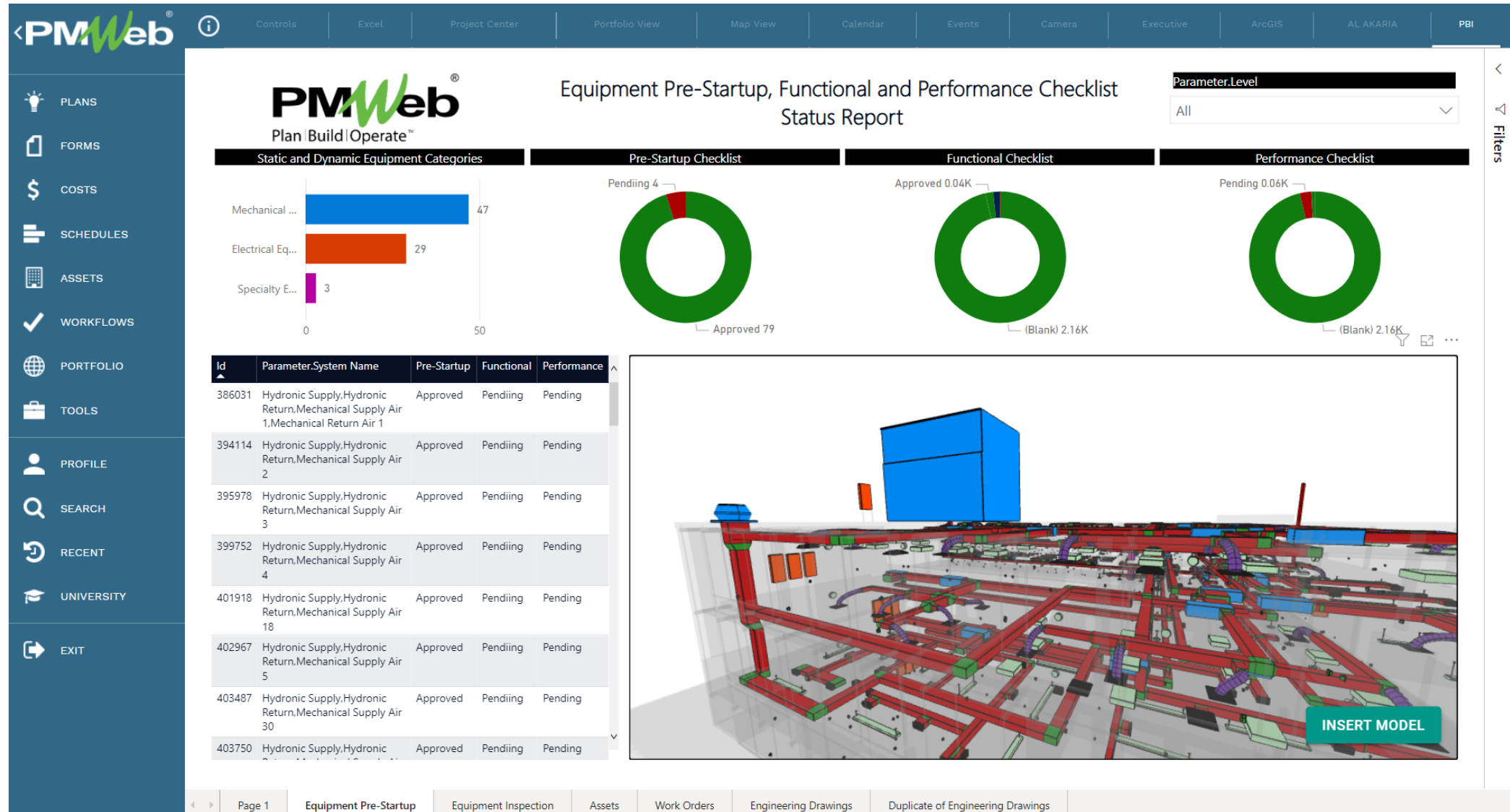


Client signs off on test results and accepts completed works.



Transition to operation phase begins.

Pre-Startup, Functional & Performance Checklist Status



11

Turnover and Closeout Stage



Substantial Completion and Final Handover



Procedure



Substantial Completion
Certificate issued after meeting
key project criteria.



Final Handover occurs once all
works, documentation, and
inspections are complete.



Client formally takes possession
of the facility.

Substantial Completion Letter Template

PMWeb

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(Portfolio) > Assets > Forms > SUBSTANTIAL COMPLETION LETTER > 2 -

000665-

MAINNOTESATTACHMENTSWORKFLOW

PMWeb

Substantial Completion Letter

ProjectBoston Medical Center

Revision0

Company

ID2

Date17-10-2019

Date12-02-2019

Cost Estimate of Work That Is Incomplete of Defective\$0.00

Days for Contractor to Complete Incomplete Works From Substantial Completion Date

Date

StateDraft

Substantial Completion Checklist

SUBSTANTIAL COMPLETION CHECKLIST

EditRefresh

NO.	ITEM TO BE CHECKED
1	All close-out requirements have been identified at a Construction Close-out Meeting
2	The entire facility can be occupied and used for the purposes intended
3	All Substantial Completion terms of the Contract have been met
4	All changes to construction documents throughout the project must be approved by the A/E and submitted to PM
5	The systems to be commissioned have been tested and the commissioning log has been submitted as a single conformed punch list, with issues, issue status, and contractual completion dates for all systems requiring commissioning
6	The Test and Balance report has been completed and submitted to the Engineer of Record for approval.
7	The As-Built Set of documents has been provided by the Contractor to the Architect/Engineer (A/E) for production of the final Record Set of documents.
8	Draft Operations and Maintenance (O&M) Manuals have been provided to CLIENT PM
9	Draft warranties have been provided to the Owner for review and acceptance of terms.
10	All LEED documents for the design and construction phases have been submitted to LEED Online and corresponding assigned credit forms have been completed and marked 'Ready for Review.'
11	All lock cores have been changed from the construction master to CLIENT cores.
12	The final building cleaning has been completed by the Contractor.
13	Arc Flash calculations and coordination studies have been completed and labels have been installed. Contractor has delivered coordination studies to the PM.
14	Commissioning testing is substantially complete for the building or portions of the building, as agreed to by the Owner. A schedule, including all remaining commissioning activities, is submitted, and completion is tied into Contract Fin
15	A letter has been received from the Building Envelope Consultant accepting that the roof and building envelope are complete as installed.
16	All utility meters have been connected, tested, and are operational and accepted by the Owner, Utilities & Energy Services (UES). Utility cost responsibility is ready to be transferred to the Owner.
17	An architectural/engineering/Owner, etc., punch list has been generated and can be completed within the time stipulated in the Contract.
18	First floor elevation heights have been certified.

Spare Parts, O&M Manuals, and Warranties



Submission



Contractor submits required spare parts and operation & maintenance (O&M) manuals.

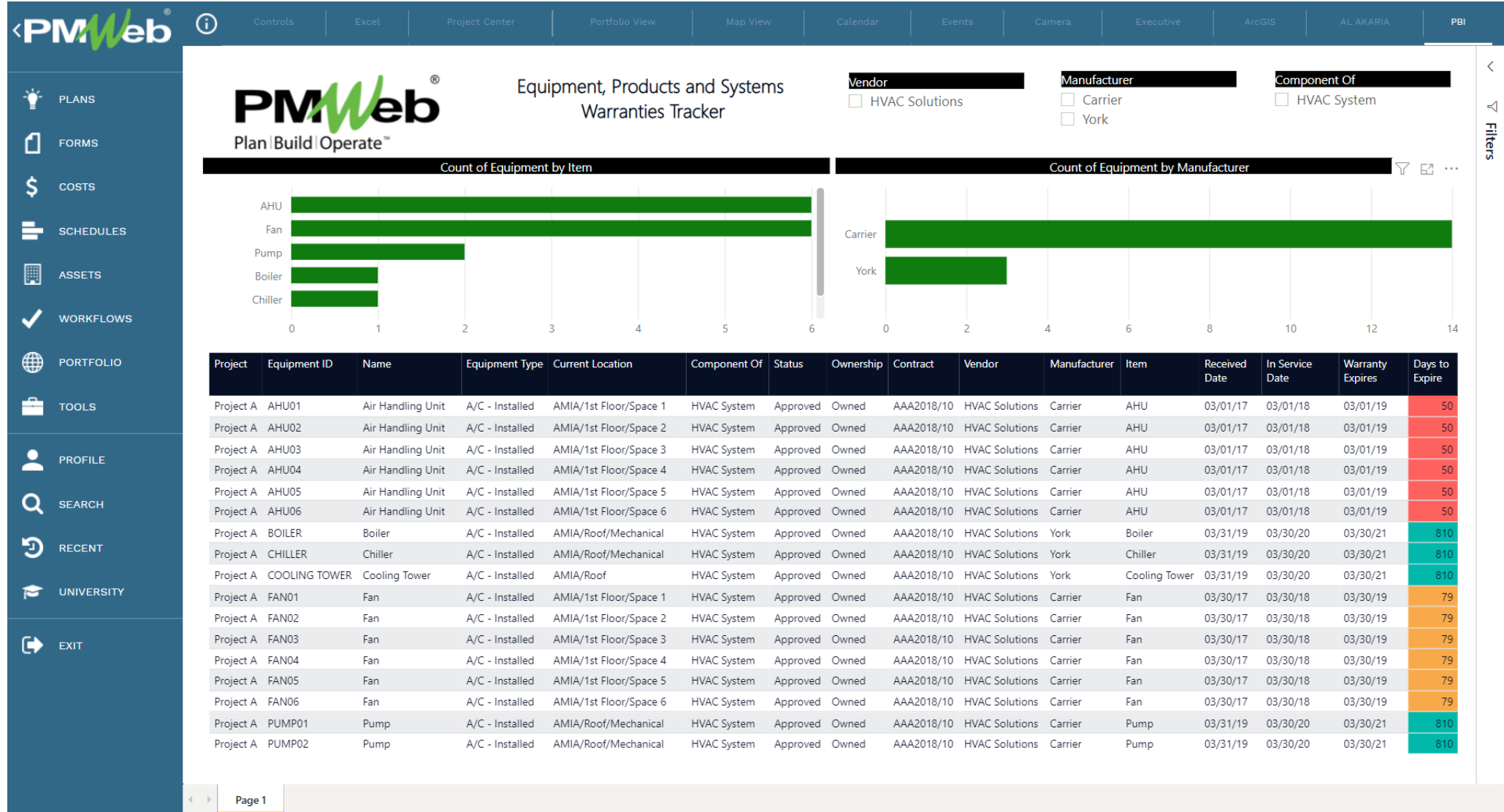


Warranties are recorded for each system or component.



Ensures client is equipped for operation and upkeep.

Equipment, Products and Systems Warranties Tracker

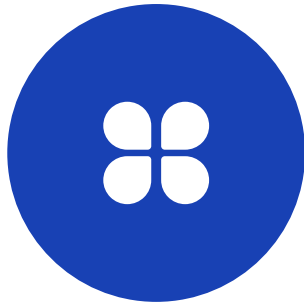


Final Inspections and Closeout Punch List

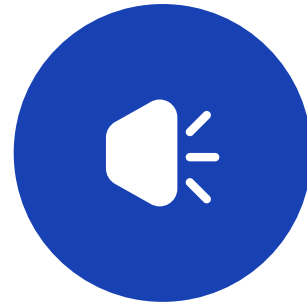
“ Checklist



Conduct final inspections with client and consultants.



All deficiencies or punch list items must be resolved before closeout.



Sign-off by relevant parties confirms completion.

Project Closeout Checklist

PMWeb
PLANS
FORMS
COSTS
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(Portfolio) > Schedules > Forms > PROJECT CLOSEOUT CHECKLIST > 1 -
MAIN

PMWeb

Project Closeout Checklist

Project

ID 1

Date 10-Dec-2021

Contractor

Revision 0

Date 10-Dec-2021

Status Draft

PROJECT CLOSEOUT CHECKLIST
Contract Requirements - *To be submitted with Application of Final Payment*
CONTRACT REQUIREMENT

Refresh

ITEM	DATE ORDER TO COMPLETE	DATE COMPLETED
Contractors Affidavit of Completion		
Final application for payment (all contracts)		
Certificate of Substantial Completion		
Certificate of Final Acceptance		
Consent of Surety to final payment		

1 PAGE SIZE: 20 5 items in 1 pages

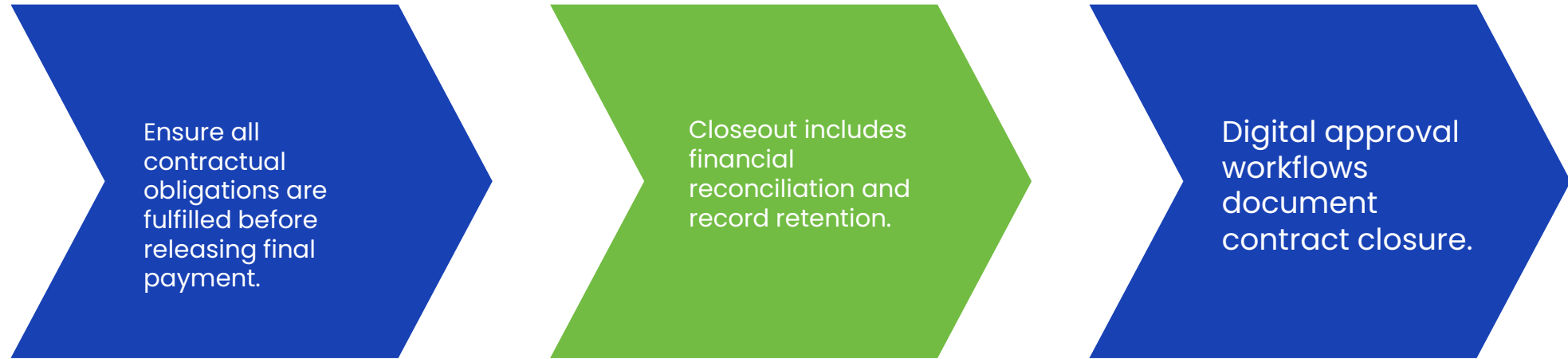
Project Owner Requirements
PROJECT OWNER

Refresh

ITEM	DATE ORDER TO COMPLETE	DATE COMPLETED
Verification of All Change Orders & Final Amounts with Contract amounts		

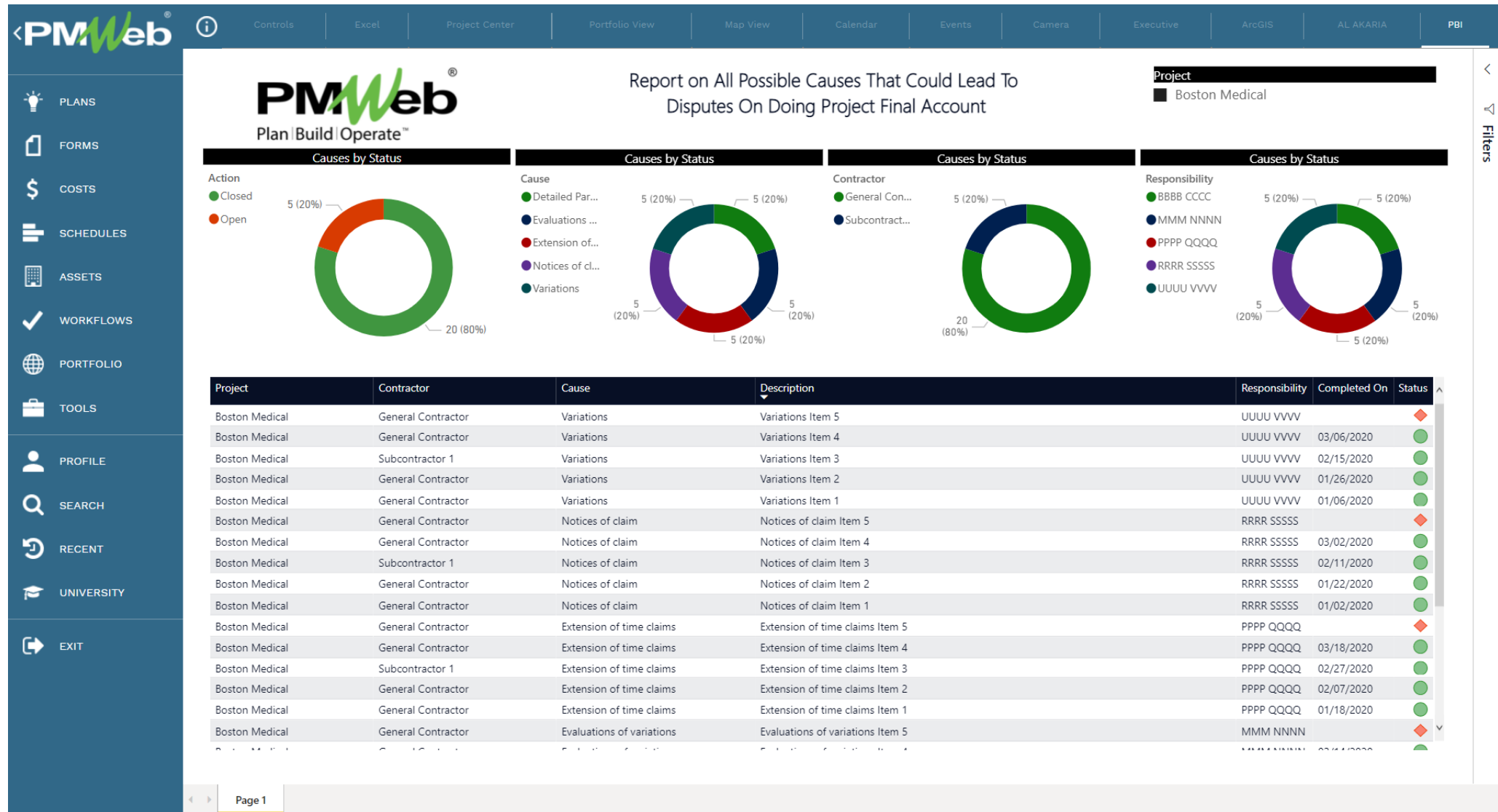
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Final Payment and Contract Closeout



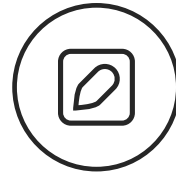
Conditions

Possible Dispute Causes on Doing Project Final Account



Performance Testing and Acceptance

Testing



Conduct final integrated performance tests of all systems.



Client signs off on test results and accepts completed works.



Transition to operation phase begins.

Template for Performance Certificate

PMWeb®

PLANS

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(Portfolio) > Assets > Forms > PERFORMANCE CERTIFICATE > 1 -

000541-

MAIN

NOTES

Date26-02-2019

Project*Boston Medical Center

Record #*1

StatusSubmitted

Created ByBassam Samman

Record Date26-02-2019

Revision0

CUSTOM FORM FIELDS

Letter Reference

Letter Date

Defects Notification Period Expiry Date

TEMPLATE

TEMPLATES

	TEMPLATE	DESCRIPTION	DEFAULT
...	Performance Certificat		<input checked="" type="checkbox"/>
1			

PREVIEW

Ref: Project A/2019/1120

Tuesday, March 05, 2019

Universal Corporation
PO BOX 2333
Dubai, United Arab Emirates

Sub: Performance Certificate

Project: Boston Medical Center

The latest Defects Notification Period in respect of the Works expired on **Tuesday, February 19, 2019.**

The Contractor has

- completed and tested all Works including all work identified as outstanding at the date of issue of the Taking-Over Certificate
- remedied all defects
- supplied all Contractor's Documents.

The Engineer hereby certifies that on **Tuesday, February 19, 2019** the Contractor completed his obligations under the Contract.

Yours Truly

Performance Evaluation of Contractors



Evaluation



Evaluate contractor based on quality, schedule, safety, and cooperation.

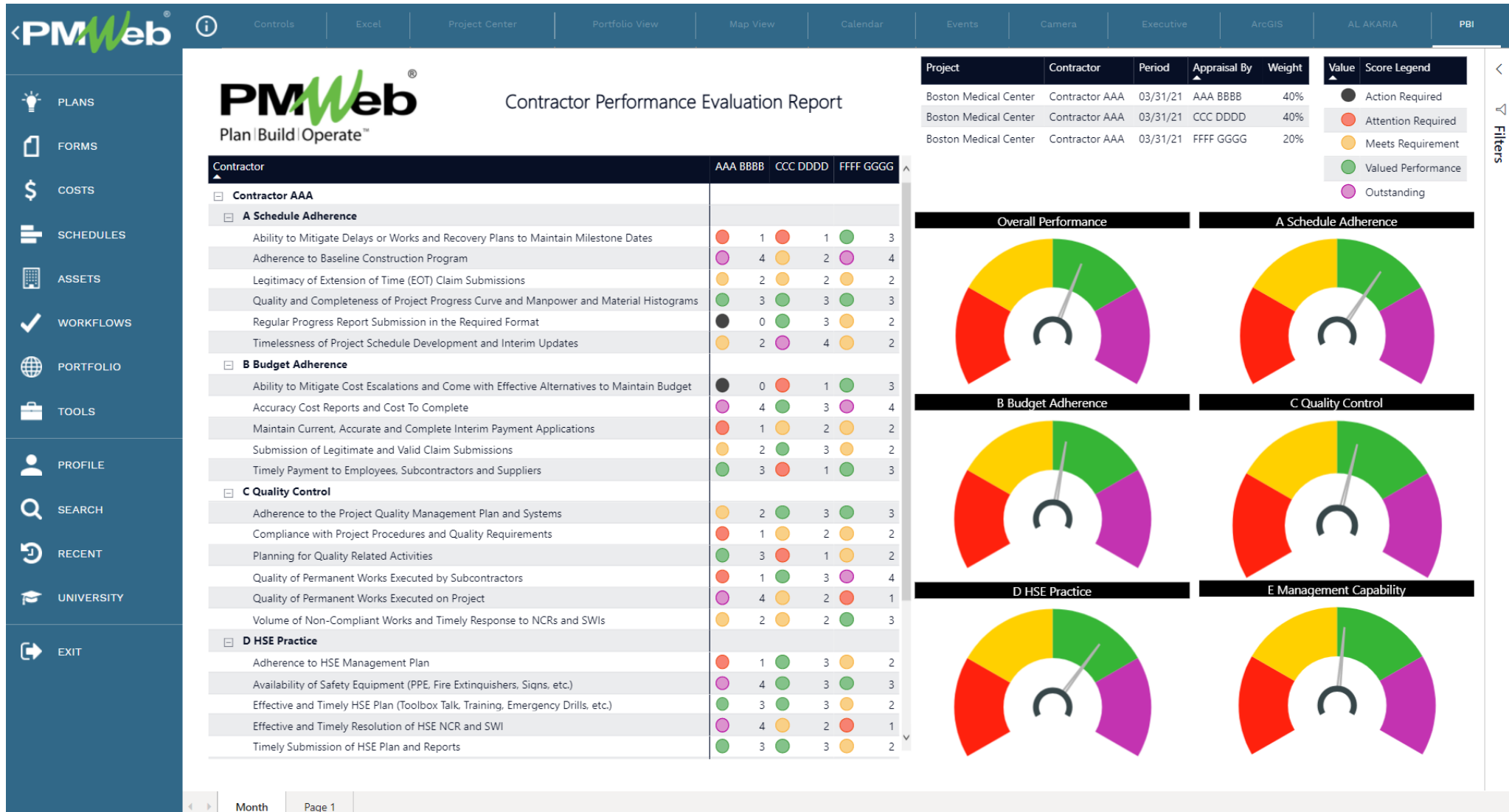


Performance impacts prequalification for future projects.

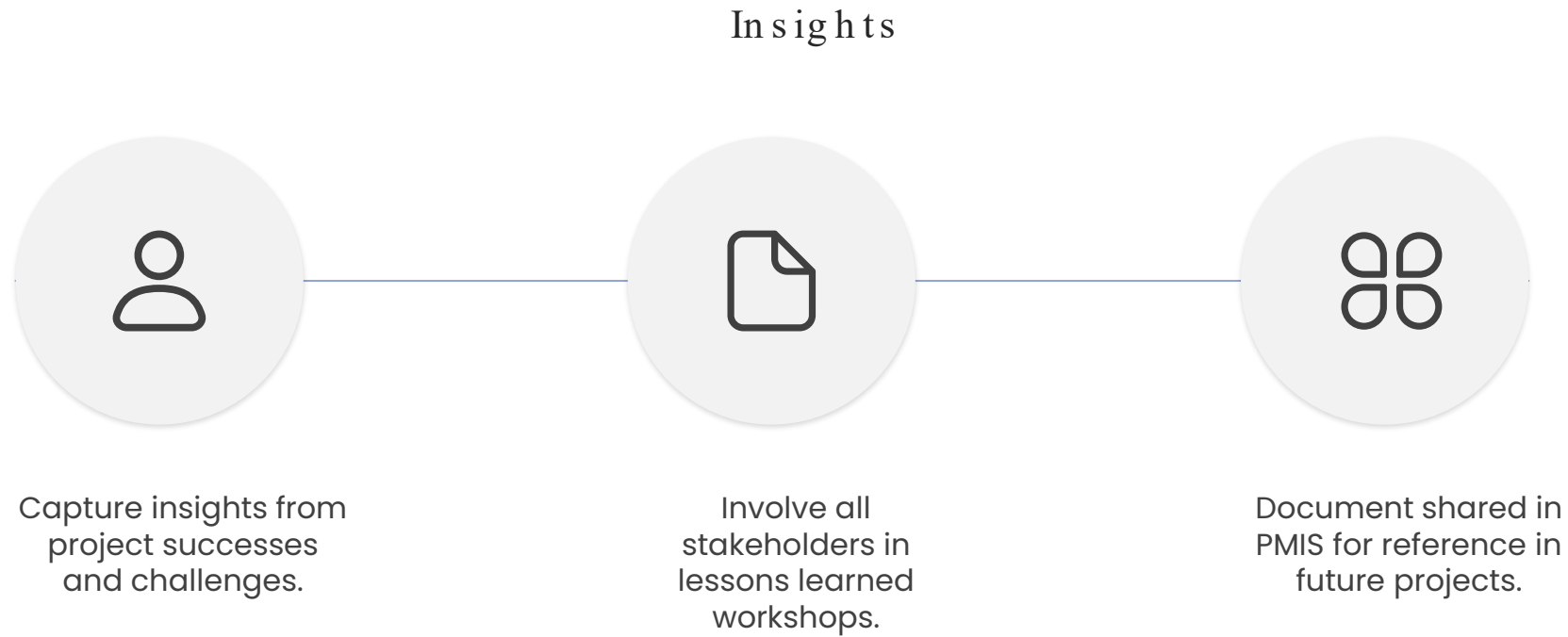


Results stored in central PMIS database for benchmarking.

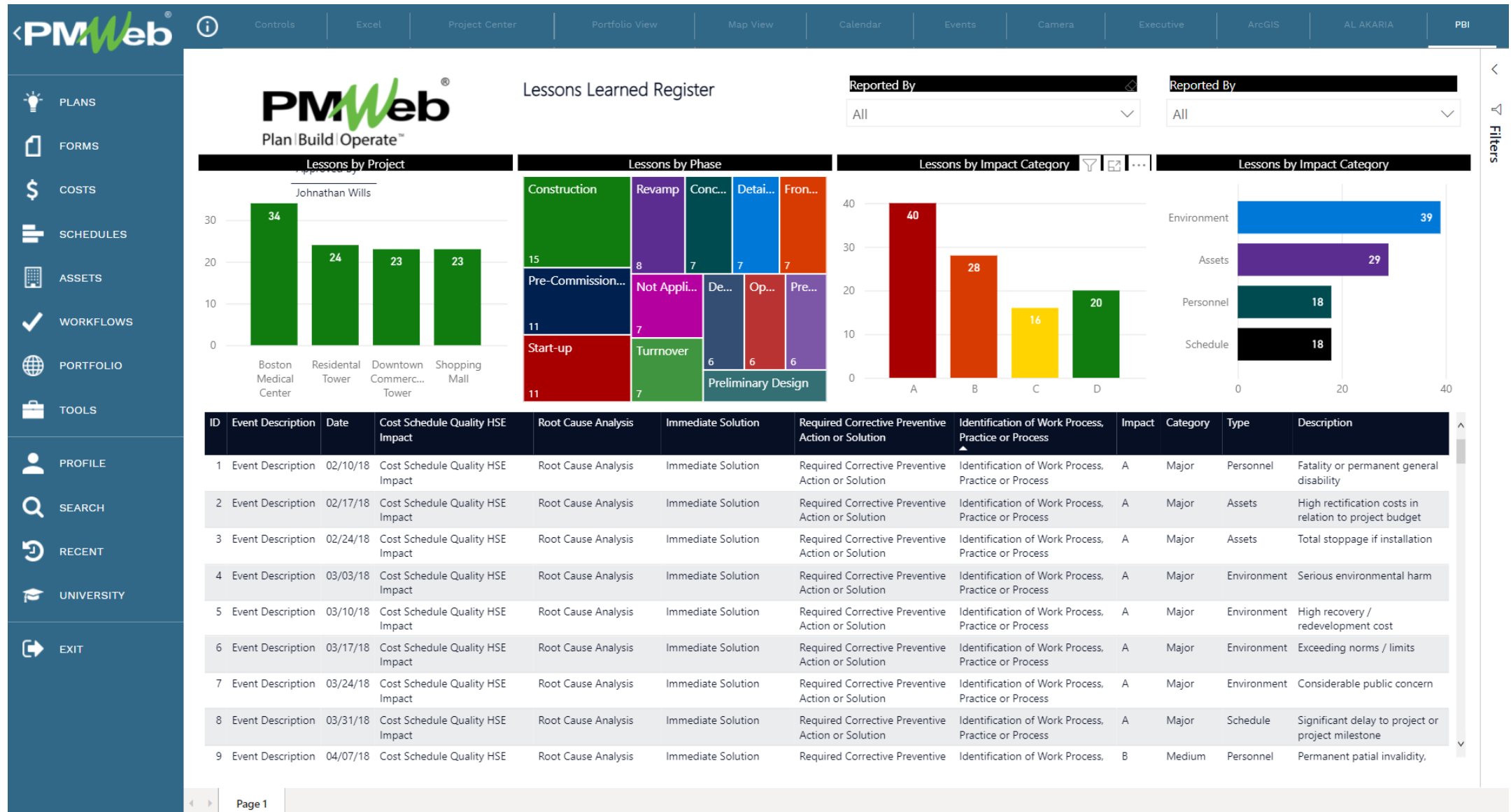
Contractor Performance Evaluation Report



Lessons Learned and Knowledge Transfer



Lessons Learned Register



Handover Readiness Review

Verification

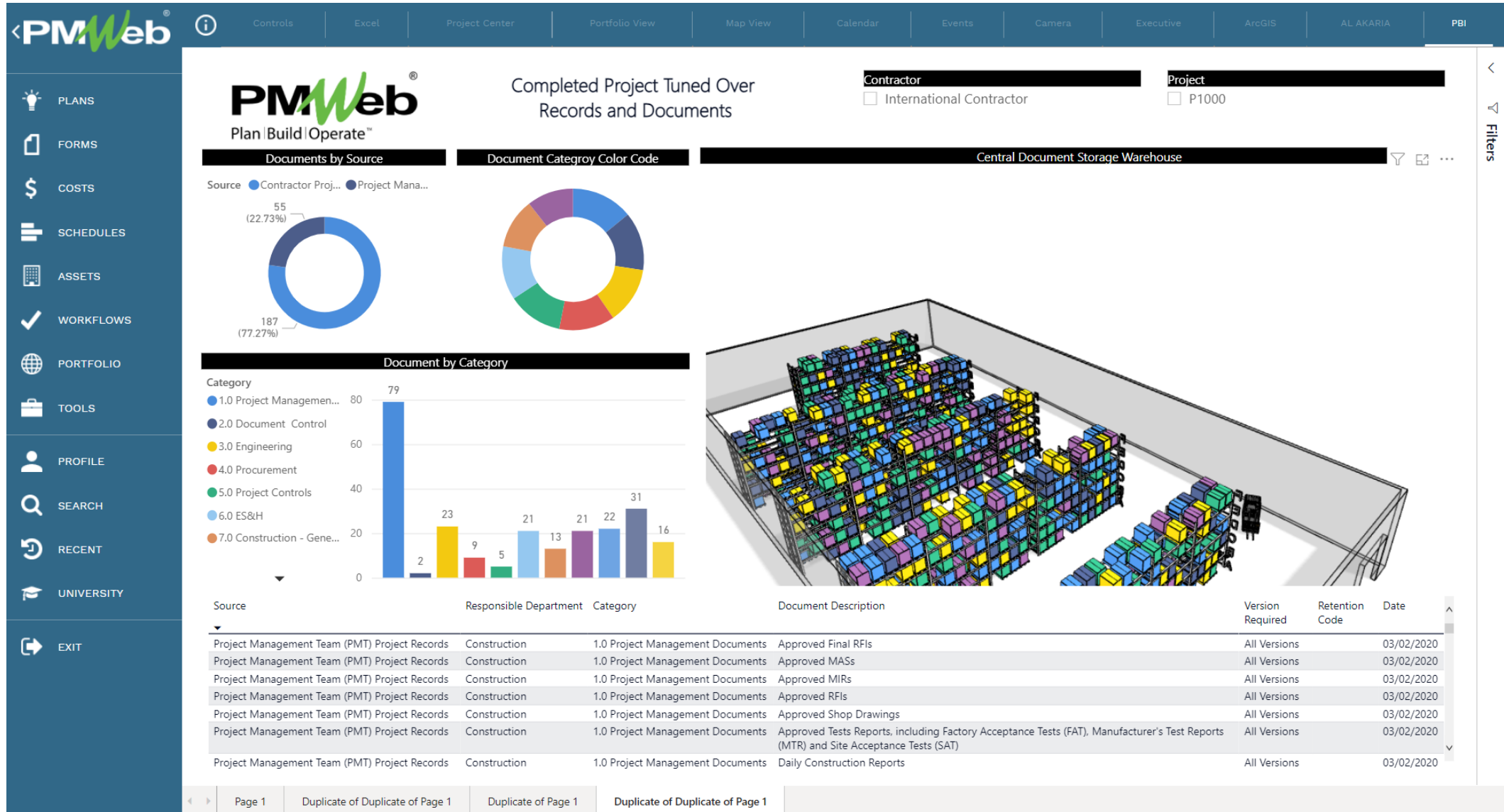
Verify documentation test certificates, as-built drawings, O&M manuals.



Approve punch list completion prior to handover.

Conduct final walkthrough with client and project team.

Project Turned Over Records and Documents





Thanks

Edited by Bassam Samman
Bassam.Samman@CMCS-MENA.com





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