

● What SANTEC M&E Q.S. CORPORATION can do (Planning and pre-design Phase)

Phase	Planning / Pre-Design					
Event	Basic planning		Maintenance planning		Completion of basic planning	
Design information [Input]	(Ground plan sketch) Table of areas, layout drawings, ground plans, sectional drawings, facility grades, the list of main equipment (structure overview, facility overview)				Client's proposal for improvement to the original plan, the original plan	
Methods to apply	Floor (unit) area × unit cost per m2 of similar property, statistical value Addition of the quantity of major equipment, functional unit, and unit cost per functional quantity with cost control taken into consideration, comparison among multiple schemes (cost fluctuation assessment*)					
Our company's action [Output]	Calculation of approximate work costs, verification based on the costs of our company's past works	Quantity	Approximate calculation of costs of repair/renovation works, approximate calculation of maintenance costs	Quantity	Calculation of approximate work costs for VE plan	Quantity
Material take-off drawing		Material take-off drawing		Material take-off drawing		
Estimate with costs excluded		Estimate with costs excluded		Estimate with costs excluded		
Estimate with costs included		Estimate with costs included		Estimate with costs included		

Incorporate

*Fluctuations due to differences in specifications, price changes, and changes in the business and market environments

Usefulness of our company's deliverables		Consideration for building overview, grasp of the overall picture of construction costs, cost study for a proposed basic plan (including life cycle cost (LCC) and consideration for eco-friendly items), and setting of risk allowance	Maximization of the building value, cost control, and setting of risk allowance within the acceptable budget
	Cost planning aspect	<ul style="list-style-type: none"> ● Preparation of a cost management table ● Update of a cost allocation plan (calculation of basic plan costs) ● Feedback into building overview 	
	Cost control aspect	<ul style="list-style-type: none"> ● Monitoring of estimated and actual results using a cost management table ● Analysis of differences through monitoring of estimated and actual results 	
	Order placement strategy aspect		Competitive bidding: Projection of the bidding price range and setting of a predetermined price Sole-source procurement: Projection of a proper price based on the contractor concerned and the market conditions
Usefulness for fair and neutral judgment			