

●What SANTEC M&E Q.S. CORPORATION can do (Construction Phase)

Phase	Design				Construction			
Event	Detailed designing		Completion of detailed designing		Order placement		Start of construction	
Design information [Input]	Detailed design drawing (including specifications and documents of itemization of work)		Client's proposal for improvement to the original design (design VE)		(Bidder's proposal for improvement)		(Contractor's proposal for improvement (design VE, construction cost reduction))	
Methods to apply	Approximate calculation method on the left (for designer (client placing an order))				Approximate calculation method as in the design phase (for designer (client placing an order + supervisor))			
	Calculation of work costs based on a BQ surveying				Calculation of work costs based on a BQ surveying			
Our company's action [Output]	Detailed calculation of approximate work costs, and preparation of estimate for public works (detailed quantity surveying documents)	Quantity	Preparation of work estimate based on VE plan	Quantity	(Assessment of the bid estimate based on VE proposal)	Quantity	(Post-contract-conclusion assessment of estimate based on VE/cost reduction proposal), and assessment of the value of work done	Quantity
		Material take-off drawing		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 excluded
		Estimate with costs included		Estimate with costs included		Estimate with costs included		Estimate with costs included

Incorporate

Usefulness of our company's deliverables	Cost planning aspect	Determination of building content (final cost confirmation), monitoring of estimated and actual results, modification to approximate calculation, and incorporation into order placement strategy	Determination of building content/value optimization within target budget, monitoring of estimated and actual results, and modification to approximate calculation as of completion of basic designing (VE study)	(Consideration for the level of building value improvement)	(Consideration for the level of building value improvement, assessment of the return amount (rewards) according to the amount of costs reduced), confirmation of the value of work done
		<ul style="list-style-type: none"> ● Update of a cost management table ● Update of a cost allocation plan (calculation of detailed design costs) ● Feedback into building overview 			
		<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 			<ul style="list-style-type: none"> ● Budget management for the total work costs ● Final detailed calculation of work costs
Usefulness for fair and neutral judgment	Order placement strategy aspect				
					Dispute arbitration and dispute resolution through trial