

R.P.M.

Project Monitoring Services
for Residential Fit-Outs



Introduction

At Real PM, we understand the challenges faced by clients and therefore our services are tailored to provide the most **reliable, accurate and transparent analysis of project progress.**

Through the collection and collation of on site data we are able to help clients monitor their job sites and project practical completion dates. Especially where multiple trades or other aspects create uncertainty.

The repetitive nature of large scale residential fit-outs allows us to provide trend analysis that can be shown in graph format. Real PM selects its own fit-out milestones and control points along the timeline of a residential fit out project in order to reach their findings. Monthly site visits which include progress measurement on all apartments, allow Real PM to monitor progress against each of the trades.

The COVID-19 pandemic is a good example of a disruptive event that has increased project uncertainty. Here the significance of independent progress monitoring is greater.



Actual Progress vs. Original Plan vs. Contractor's Report

Real PM's findings can prove very **effective in demonstrating trends and / or external shocks.** Especially in cases where the project's critical path runs through the completion of apartment fit-outs. Here our **empirical approach** can achieve a greater level of value as it shows the direct impact on completion dates.

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REAL PM ADVANTAGE



Regular, accurate information on the status of progress



Practical insights to test theories and plans



Team of hands-on specialists for comprehensive monitoring



Visual representation of observations for better understanding



Data Analysis that helps clients make informed decisions



Protection of client's time and investment



Assessment of technical solutions to keep the project on track



Detection of potential problems and risks with regular reporting

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How Real PM delivers unique benefits?

01

Real PM **employees familiarise themselves with the job site** and are able to undertake monthly progress monitoring, apartment by apartment.

Real PM is able to **analyse the programme** and come up with and agree on specific control actions

02

03

Real PM has a **holistic approach regarding data management**, especially through the setup of a master graph for the purposes of oversight and monitoring

Real PM insights help **identify trends** and anomalies, allowing the client to make necessary adjustments

04

05

Real PM's experience offers effective **mitigation measures for risk management** and control

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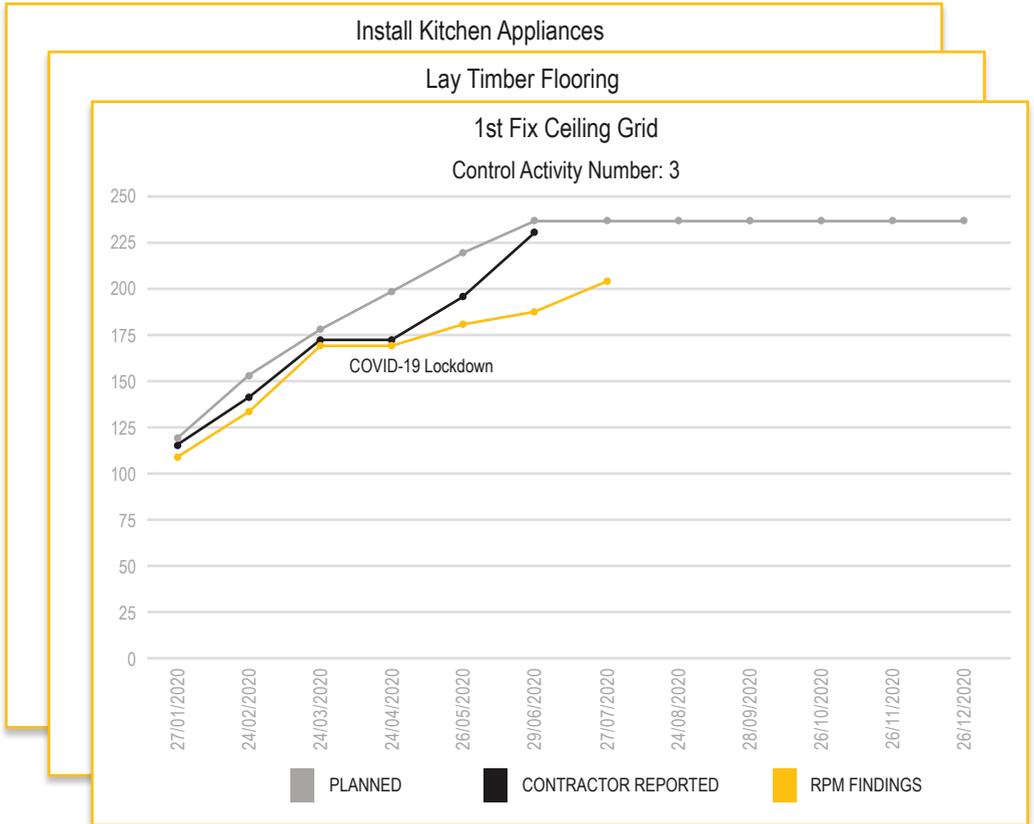
Live Example 1: Project A (Case study has been anonymised for confidentiality purposes)



Real PM was appointed to carry out a progress review of Project A on a monthly basis. We were specifically assigned with the task of performing a detailed analysis of apartments fit out progress. With respect to each control activity, we analysed the number of apartments that were completed to date and compared it with the initial plan.



Below is a demonstration of how we captured the variation between planned progress, actual progress, and the contractor's reporting of progress in one of our selected controlled activities.



Planned Progress: 100%

Current Progress Assessed by RPM: 88%

Planned average production rate: 4.7 units/
week

Actual production rate for the period: 3.7
units/week

Achieved production (Actual vs. Planned average): 79%

Through our analysis, **we were able to correctly deduct that the activity was actually 10 weeks behind schedule** and that there was a **major difference** between our data and the numbers reported by the contractor in June – **this was critical information from the client's perspective.**

We also monitored and analysed the progress on other controlled activities and highlighted the below observations to the client:

Controlled Activity	Progress %		Average production rate (Units per Week)		Achieved production (Actual vs. planned average)
	Planned	Actual	Planned	Actual	
Skim Coat to Walls and Ceilings	92	83	4.8	6	126%
Underfloor Heating Installations	86	71	4.3	5.3	123%
Lay Timber Flooring	81	69	4.5	5.5	159%
Install Kitchen Appliances	78	54	4.7	8	170%
1st Coat Decoration to Joinery	71	2	4.7	0	0%
Apartment Completion	68	0	4.8	0	0%

The purpose of these charts is to analyse, compare and control the actual performance of each trade against what was planned.

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Live Example 2: Project B (Case study has been anonymised for confidentiality purposes)

Real PM was appointed to carry out monthly progress review reports for Project B. The critical path ran through the fit out works in all cores. The detailed fit out delay data & analysis was captured in a schedule prepared by the contractor.



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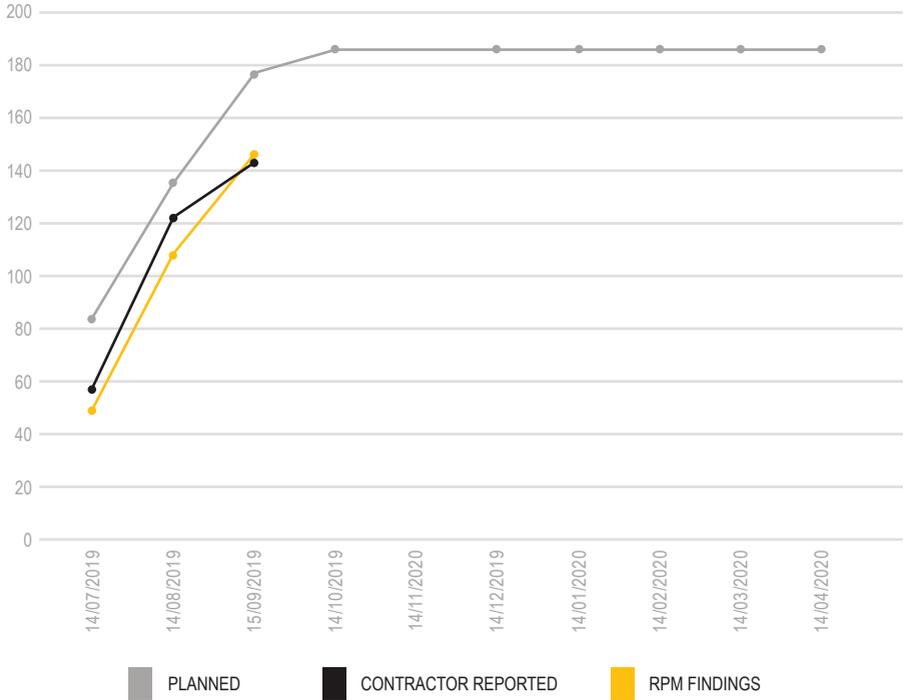
Example of how one of our chosen control points impacted the advice we were able to provide:

Lay Timber Flooring

1st Fix Ceiling Grid

Board Ceilings

Control Activity Number: 3



Board Ceilings Status: 80% complete

Real PM found that the installation rate for board ceilings was behind plan. The new revision of the programme contemplated the completion of this activity in Oct. 19 2019. In order to achieve this date, **we recommended the completion rate for this activity to be increased to 8 apartments per week.**

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Unbiased Actual Progress Reporting For Peace of Mind

Real PM uses an uninhibited empirical approach, which is binary and independent in nature. Due to the repetitive nature of fit-outs on larger residential schemes this approach can effectively demonstrate trends and the effects of external shocks in a visual format and from an alternative perspective. Trends found are only linked to our selected controlled activities. The greatest level of value is provided when our findings differ on residential fit-outs that directly impacts completion dates.

Testimonials



Real PM's project monitoring input has been invaluable both as a tool to, on our behalf, validate the progress on site and accurately predict completion dates based on known production.

— **Stuart Edwards**, Project Director, CBRE Ltd.



Contact Us



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