

# Asset Workflow

This section deals with the workflow as seen from the view point of a specific structure or asset and is more likely to be followed by the Client than the contractor. However a solid appreciation of quality issues that may arise from this viewpoint is useful to all construction quality managers in understanding the root cause of some of the issues that arise during the delivery phases of the contract.

Most projects will have a **business case** before they are initiated. This defines what the project is and what benefits the project is likely to bring. Once the business case is in place then a number of **feasibility studies** may be carried out to ensure that the intended development is possible. This may include a **concept design**.

Once the feasibility has been established a **preliminary design** will be produced which usually, but not always, takes into account the concept design. It is often at this point that a **reference design** is produced to act as a measurement tool for contractual requirements in design and build contracts i.e. to act as a reference of what was contracted for so that it can be compared against the actual design delivered.

Once the preliminary design is agreed then the design is further detailed with engineering specifics and the “for construction” drawings are produced. This is referred to as the **detail design** stage. At this point a “**design freeze**” is often introduced over the whole or part of the design in order to avoid unnecessary costs by bringing stability to the project.

The building is then produced. Issues raised here for the quality manager are the subject of text elsewhere in this documentation.

**Building Completion** marks the end of the main production phase and is a major milestone in the life of the asset as it is here that the owner or occupier may start to be involved with the building and this can represent some major challenges for the whole project team including the quality manager.

These challenges persist through to **handover** of the project when finally (often after an interim period ) the project team can walk away.

It is then left to the client , owner or tenant to put the asset to the purposes intended and this can lead to quality issues with **maintenance or Facilities management** which will need to be resolved.

As built assets can last 100's of years , it is not unusual for buildings to either be **refurbished / remodelled or Reused** to continue the original design intent, a changed requirement or to meet a totally difference intent. These mid life projects can be every bit or even more as demanding as the original build often because current records are incomplete.

Finally the building is **demolished or disposed** of. This end of life phase represents unique challenges for the quality manager who must now ensure that the documentation required by all the interested parties is up to date.