

Transport Assignment for a Global Retail Mall Developer

Introduction and background to the assignment



Our complex but, exciting, role began when the developer for this high profile redevelopment scheme commissioned Touchstone Renard's support with the significant project assurance task.

The scheme involved the development of a 43 acre brown field site, incorporating re-construction of two metro underground stations, including a 16 track underground sidings and the construction of a new metro station.

There was also some interface with an overground line and the development as a whole included a shopping mall, office and entertainment complex.

As the works were taking place on, above, or near railway lines, interfacing with overground and underground rail lines, our client needed specialist support to comply with a vast number of rail safety regulations.

Neither the developer, architect, main contractor or key sub-contractors were very familiar with these regulations but, with years of experience of this type of work, Touchstone Renard was delighted to be asked to help and knew what needed to be accomplished.

Our task

Our main task was to ensure that the construction works complied with the relevant legal and other regulations, standards and codes of practice that apply to this type of development, through preparation of project assurance plans and submissions to the other relevant stakeholders on the scheme who needed to be certain that our client had achieved compliance for safety and other reasons.

How we went about it

We selected one of our most experienced senior consultants to act as Project Director in charge of two separate teams of our specialist consultants. Phil Austin, Managing Director of Touchstone Renard, explains: 'We really had to start the job from scratch.

It was important that we selected the right people, with good technical expertise and great communication skills, as they would have to liaise with all the stakeholders.' The work involved safety management, assurance facilitation, risk management, project management, quality management and organisation design. Touchstone Renard had consultants available with all these skills and they had to be prepared to take a flexible approach as well.'

Touchstone Renard's Team 1 was formed to manage the relevant documentation preparation on behalf of the developer. Once the main contractor for the scheme had been

appointed, the team also took on responsibility for receiving assurance submissions from that company.

Following the appointment of the main contractor, Touchstone Renard Team 2 was formed at the contractor's site to prepare project assurance plans for submission to the developer and to receive assurance submissions from the contractor's sub-contractors (known as the supply chain).

Touchstone Renard was also appointed by the architects for the scheme to assist them with compliance and assurance issues relating to two metro stations that were being relocated. This also involved receiving assurance plans from sub-contractors and ensuring that all the architects' obligations were fully met. There is a separate Touchstone Renard Case Study sheet about the work with the architects.

What we achieved and our thoughts on the assignment

We were pleased that we achieved the objectives set by all our clients and that they were able to progress the construction through the various safety gateways without interruption.

Phil Austin comments: 'This was a major assignment for Touchstone Renard, continuing over several years and adding further valuable experience to our track record of project assurance work.

The famous new retail shopping complex and relocated stations are now open to the public and the scheme is being hailed as a great success.