Project process

Time [month]: 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 ...

Phase / Partial phase

0 Project prerequisite

0.1 Building a coalition

0.1

1.1 Definition of objectives

1.1 Coalition search and choice

1.1

1.2 Statement of needs, methodological approach

1.2

9 16 17 18

Previously, the CWs came together and established the principles of their collaboration.
They decided, as an entity regrouping all needed know-how, to participate in the Tilia housing project in Malley.

internal assembly meetings

collaborative commitment charter contracts binding the coalition's CWs

2 Preliminary studies

2.1 Definition of the construction project, feasability studies

2.1

2 3 7 8 10 18

The council precise the project: the buildings would have perimeter walkways, the new structures would be timber-framed, etc. The prefabrication construction process is adopted and budgeted for.

council meetings with input from the parties at each meeting
coalition assembly

Sketches
first plans 1/100
first sections 1/100

3 Project study

3.1 Building project

3.2 Procedure for requesting autorisation/consultation process

3.2

11 13 14 15 19

DoD companies get into assemblies by refining drawings and starting mock-up testing on site. Junction between façade modules, piping system, etc. Costs are estimated more accurately.

council meetings with input from the parties at each meeting
coalition assembly
plans 1/100
section 1/100
details 1/20
mock-up 1/1

3.3 Logistic setting

Tilia project owner and DoD discuss their wishes based on the annex to SIA norm 112. They outline their objectives and fist volumes: housing and manufacturing spaces, choice of building size plot 875 (6 levels, 2 buildings) + minimal renovation strategy for plot 994

council meetings with input from the parties at each meeting
coalition assembly

sketches
schemes

All the material produced during the previous phases is submitted to Prilly's public services for approval and consultation : uses, volume, access etc. Building permission is granted to the DoD coalition.

potential council including public services to explain the project.

building permit

3.3

1 2 4
5 6 8

Logistics are discussed and determined in advance according to the needs of each company: use of ground floors for storage and prefabrication, easy access road defined, position of the crane fixed, etc.

coalition assembly

logistic plan 1/300

4 Construction

4.1 Site preparation

4.1 plot 875

2 6 7 8 9 10 11 15 14 17

DoD installs the site assembly of the crane, definition of paths, set up of non-productive areas, organisation of storage areas, etc. The choices already made are presented to all DoD construction workers.

start of weekly construction site council meetings
weekly coalition assembles

mock-up 1/1
logistic plan 1/300

4.2 Construction

1 3 4 5

4.2 plot 875

The coalition's entreprises' apply their know-how in the sequence discussed. The construction process and previous choices are adapted if necessary. Mock-ups serve as a reference for making successive decisions. The site is open to the public on a regular basis.

weekly construction site council meetings in the living quarters
weekly coalition assembles

mock-up 1/1
plan 1/100
section 1/100
detail 1/20

4.2.1 Structural work plot 875

4.2.2 Interior work plot 875

4.2.2 plot 875

12 13 14 15

The foundation and the workshop are done. The workers are protected, they can start working in parallel, on pipes, interior walls, flooring, etc.. Mock-ups serve as a reference for making successive decisions.

mock-up 1/1
plan 1/100
section 1/100
detail 1/20

4.2.1 Structural work plot 994

4.2.2 Interior work plot 994

1 3 4 5

4.1 plot 994

mock-up 1/1
plan 1/100
section 1/100
detail 1/20

DoD modify the site: disassembly and reassembly of the crane, use of the finished building as non-productive areas, reorganisation of storage areas etc.. Maintain the workshop. The choices already made are presented to all DoD construction workers.

keep weekly construction site council meetings
weekly coalition assembles

mock-up 1/1
logistic plan 1/300

The coalition's entreprises' continue to apply their know-how in the sequence discussed for a minimal building renovation. The building is secured with scaffoldings and insulated.

weekly construction site council meetings in the living quarters
weekly coalition assembles

7 8 13 14 16

4.2.1 plot 994

10 13 14 15

4.2.2 plot 994

The building is cealed. The workers are protected, they can start working in parallel, on pipes reshuffling, remodelling of washrooms, walls restoration and dismantling, windows replacement etc...

mock-up 1/1
plan 1/100
section 1/100
detail 1/20

4.3 Put into service, completion

DoD coalition trades provide as-built drawings and other compiled construction process notices. These are then combined by the architects and delivered to the project owner and users.

last councils

Enterprises as built drawings and documents.
Architect as built drawings and documents.

completion contracts between DoD and project owner

4.3

18

The flats are put into operation and the council carries out a common checking of the work. Any defects affecting the functionality of the components are rectified. The project owner and the DoD approve the construction project and users can move into the buildings.

The building is continually adapted, not demolished, to meet the needs of its context. When transformations are necessary, the DoD coalition and as built/ maintained documents are consulted. A new design and construction process begins.

NEW enterprises specific as built drawings and documents.
NEW Architect as built drawings and documents.

5 Utilisation

5.1 Archives

5.1

19

5.2 Maintenance

5.2

A principle of governance/maintenance management is put in place. The building's durability and value are maintained for the rest of its lifespan. Users and the project owner can consult as-built documents to be able to manage the building's maintenance.

regular meetings between users and project owner

Enterprises as built documents
Architect as built documents
A other archives of the previous construction/maintenance labour

5.3 Continuous adaptations

5.3