**CONSTRUCTION**

**Renovation, Repairs & Alterations**

**Bringing your dreams to reality**

### *We dream, We dareWe grow, We shareWe build, We care*

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# Business Profile

In the fields of [architecture](http://en.wikipedia.org/wiki/Architecture) and [civil engineering](http://en.wikipedia.org/wiki/Civil_engineering), construction is a process that consists of the [building](http://en.wikipedia.org/wiki/Building) or assembling of [infrastructure](http://en.wikipedia.org/wiki/Infrastructure). Far from being a single activity, large scale construction is a feat of [human multitasking](http://en.wikipedia.org/wiki/Human_multitasking). Normally, the job is managed by a [project manager](http://en.wikipedia.org/wiki/Project_manager), and supervised by a [construction manager](http://en.wikipedia.org/wiki/Construction_manager), [design engineer](http://en.wikipedia.org/wiki/Design_engineer), [construction engineer](http://en.wikipedia.org/wiki/Construction_engineer) or [project architect](http://en.wikipedia.org/wiki/Project_architect).

Auckland is growing very fast from last five 5years.The Auckland Council is currently seeking submissions on its draft Unitary Plan – what it calls its Auckland-wide rulebook for creating a higher-quality, more compact city. With an extra million people expected to be living in the city within the next 30 years, some sort of framework for projected growth is certainly needed.

Anyone can make a submission on the plan – and there’s no shortage of means for adding your thoughts, be it via Facebook, Twitter, email, a blog, attending a local event, or a good old--fashioned phone call. I spent a few minutes playing with the rather funky housing simulator which asks people to choose where the extra 400,000 homes will go to accommodate the new arrivals.

# Types of Construction



* **Residential:** House for society including individual homes, apartments, condominiums, and townhouses.
* **Commercial:** Commerce, trade, and government. Some examples may be schools, banks, hospitals, theatres, and government buildings.
* **Heavy Civil:** Like roads, bridges, railroads, dams, tunnels, and airports.
* **Industrial:** Like chemical plants, steel mills, oil refineries, manufacturing plants, and pipelines.
* **Environmental:** Like sanitary sewers, waste management, and clean water.

# Project stages

## Design

The design stage contains a lot of steps: programming and feasibility, schematic design, design development, and contract documents. It is the responsibility of the design team to ensure that the design meets all building codes and regulations. It is during the design stage that the bidding process takes place.

* **Programming and feasibility:** The needs, goals, and objectives must be determined for the building. Decisions must be made on the building size, number of rooms, how the space will be used, and who will be using the space. This must all be considered to begin the actual designing of the building.
* **Schematic design:** Schematic designs are sketches used to identify spaces, shapes, and patterns. Materials, sizes, colors, and textures must be considered in the sketches.
* **Design development (DD):** This step requires research and investigation into what materials and equipment will be used as well as their cost.
* **Contract documents (CDs):** Contract documents are the final drawings and specifications of the construction project. They are used by contractors to determine their bid while builders use them for the construction process. Contract documents can also be called working drawings.

## Pre-Construction

The pre-construction stage begins when the owner gives a notice to proceed to the contractor that they have chosen through the bidding process. A notice to proceed is when the owner gives permission to the contractor to begin their work on the project. The first step is to assign the project team which includes the project manager (PM), contract administrator, [superintendent](https://en.wikipedia.org/wiki/Superintendent), and field engineer.

* **Project manager**: The project manager is in charge of the project team.
* **Contract administrator**: The contract administrator assists the project manager as well as the superintendent with the details of the construction contract.
* **Superintendent**: It is the superintendent's job to make sure everything is on schedule including flow of materials, deliveries, and equipment. They are also in charge of coordinating on-site construction activities.
* **Field Engineer**: A field engineer is considered an entry-level position and is responsible for paperwork.

During the pre-construction stage, a site investigation must take place. A site investigation takes place to discover if any steps need to be implemented on the job site. This is in order to get the site ready before the actual construction begins. This also includes any unforeseen conditions such as historical artifacts or environment problems. A soil test must be done to determine if the soil is in good condition to be built upon.

## Procurement

The procurement stage is when labor, materials and equipment needed to complete the project are purchased. This can be done by the general contractor if the company does all their own construction work. If the contractor does not do their own work, they obtain it through subcontractors. Subcontractors are contractors who specialize in one particular aspect of the construction work such as concrete, melding, glass, or carpentry. Subcontractors are hired the same way a general contractor would be, which is through the bidding process. Purchase orders are also part of the procurement stage.

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