



Construction
Operations
Management
Services

PROJECT GUARDIAN FRAMEWORK

Independent Capital Protection & Rigorous Construction Governance

As architectural designs transition from the drawing board toward site mobilization, pre-construction requirements and statutory legal governance begin to multiply. COMS steps in as a non-manual, independent **Project Guardian** and Employer's Agent—insulating your practice from liability, safeguarding your client's capital, and rigorously enforcing your original design intent against contractor variation creep.

PROFESSIONAL CREDENTIALS & BOARD ASSURANCE

Qualifications & Leadership:

- Level 6 NVQ (Construction Operations Management)
- CSCS Black Card Practitioner (Director Oversight)
- CITB SMSTS Qualified (Site Management Safety Training Scheme)
- Expert JCT & NEC Contract Administration Referee

Statutory Compliance & Cover:

- Professional Indemnity Insurance: £2,000,000
- Public Liability Insurance: £5,000,000
- Rigorous CDM 2015 & Building Safety Act Duty Verification

OPERATIONAL ENGAGEMENT MODELS

TIER 1: PROJECT GUARDIAN LITE

Target: Domestic Extensions, Renovations & Remote Investors

An entry-level, distance-monitoring framework engineered for smaller residential builds or experienced owners who require an independent technical baseline without intensive weekly hands-on administration.

- **Site Inspection Frequency:** One (1) comprehensive visual technical health check per calendar month on-site.
- **Financial Governance:** Desktop variance auditing of the builder's monthly valuation invoices against physical milestone progress.
- **Technical Documentation:** Issue of a standardized corporate digital project health check report tracking architectural consistency.
- **Scope Exclusions:** Comprehensive statutory legal files (CPP and F10) are excluded from the baseline tier and are billed separately as menu items.

TIER 2: PROJECT GUARDIAN PROFESSIONAL

Target: Premium Residential Schemes & Commercial Fit-outs (£150k–£500k)

Our core high-margin capital protection engine. Engineered to act as a robust shield for the client's investment, providing intensive weekly oversight and independent physical verification before any capital changes hands.

- **Site Inspection Frequency:** One (1) technical safety and quality walkthrough per week (4 comprehensive site walks per month).
- **Financial Governance:** Monthly physical on-site Valuation Audit, culminating in an independent, formally signed Payment Recommendation document.
- **Onboarding Inclusions:** Full statutory paperwork setup executed at zero additional cost (Statutory HSE F10 Portal Filing + Construction Phase Plan Framework writing).
- **Reporting Delivery:** Geotagged photographic progress logs dispatched weekly to cross-verify structural execution against layouts.

TIER 3: COMS PLUS / EMPLOYER'S AGENT

Target: Regional B2B Developers & Commercial Asset Managers (£500k–£2m+)

Our elite corporate engagement tier. Specifically structured for larger developments utilizing formal JCT Design & Build or NEC contract suites. COMS acts as the official, statutory Contract Administrator and objective referee.

- **Site Inspection Frequency:** Bi-weekly multi-point site inspections and formal contractor coordination walkthroughs.
- **Contract Administration:** Direct, legally binding management of JCT Change Orders, formal Requests for Information (RFIs), extension of time evaluations, and contractual retention holdbacks.
- **Onboarding Inclusions:** Comprehensive pre-construction document suite drafting, contractor tender vetting, and complete CDM 2015 client safety initialization.

For absolute commercial assurance and structural contract alignment, all COMS Construction operations are backed by £5,000,000 Public Liability and £2,000,000 Professional Indemnity insurance coverage architecture.

Communications:

Kyle Ryan (Director)

M: 07455066444

W: www.comsconstruction.com

COMS Construction Operations Management Services Ltd

Corporate Registration No: 11548150

Registered Corporate Office:

106 Carter Lane, Mansfield,
Nottinghamshire, NG18 3DH