

# ISETIA CASE STUDY

## REAL ESTATE

### VARSOVIA COMFORT HOTEL



**ISETIA is a cloud-based project management system that can be accessed anywhere there is an internet connection, making it easy to communicate between the project owner, general contractor, sub-contractors, architect and the supply chain using the same CDE (Common Data Environment). The CDE is the single source of project information for the project team and is used to collect, manage and disseminate documentation, the graphical model and non-graphical data.**

The construction of hotel accommodations is a challenging process for all parties involved and definitely requires a great deal of experience in planning, communication and executing the entire Project.

Choosing the right Contractor, or Contractors, is one of the most critical factors to ensure project success. Each project can be executed either by a single contractor or by several. Regardless of which contracting strategy has been selected, it is absolutely necessary to have workflows in place to manage communication such as: requests for information (RFI), schedule, budget and risk. ISETIA is a cloud-based project management collaboration platform that provides a total solution to managing your project.

www.isetia.com



Varsovia Comfort

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“We use ISETIA during the design, planning and construction phases. We know that choosing a General Contractor makes project management easier, as it simplifies project coordination, however, it can lead to relatively high construction costs. The other option is the selection of multiple, individual contractors. This option provides the possibility for cost savings, however, it creates conditions for future delays and transfer of responsibilities between contractors. Therefore, project management becomes more demanding, as coordination of all parties is more complex.

Investment in the ISETIA platform helped us improve communication with individual subcontractors and we minimized decision delays, incorrect material use, unnecessary movement of staff, material delays and rework. Using ISETIA as our online digital process management solution resulted in an estimated 15% cost saving. We are very satisfied with our decision to use ISETIA for managing our investment.”

**Varsovia Comfort Hotel Management Representative.**

After contractor selection and award, the next step is to start the Project. The main concern during the construction phase is strict adherence to the schedule, design specifications, and budget while managing risk. Any proposed **deviation** from the design should be immediately reported as a change order and **appropriate measures**, as defined in the contract, must be brought in place, so that the work can continue. The process of “change requests” should be **meticulously** maintained by the Management Team, in order to avoid “claims” on the part of the Contractor.



**Regular inspections** carried out during construction ensure that all **quality requirements** are met and to provide the necessary **guidance** where design changes are required. At the same time, progress reports must be compiled and all parties informed.

The last essential step for the Project's closure, after the completion of the construction, is the compilation of the **Project File**, which will include all necessary information about the as-built construction as well as all technical specifications and equipment manuals that must be delivered to the owner.

During the final phases of construction, all parts of the hotel (eg. rooms, lobby, kitchen, reception, IT, etc.) are furnished with the necessary equipment. Staff at this time should be given the necessary time to familiarize themselves with the property prior to opening.

The **Project Manager's** role is critical to the successful delivery of the project to the Investors. Using a cloud-based system such as ISETIA ensures that all the information resides in a single data environment and mitigation plans can be easily developed and communicated to all key stakeholders. Without a common communication platform managing a project becomes problematic, leading to cost and schedule overruns.



"We have managed this project from sanction through to the full fit-out of an operational hotel. This has included overseeing the development management of schemes through acquisition, planning and consequently post-planning the project management of the delivery of hotels through design, procurement, construction, commissioning, occupation and opening. ISETIA helped us during each stage of our investment and we are using ISETIA to support our operational requirements.. Our hotel facility Management Consultant is able to find any historical information they need in ISETIA. Sometimes small Changes in room or regular maintenance works are required and we really need design details. Our hotel operator can easily find in ISETIA cloud any detail they need in a seconds. ISETIA help us in minimizing our operation maintenance cost"

**Varsovia Comfort Hotel Management Representative.**



**Varsovia Comfort**

Time management is a key to effective project management. Time management (schedule) is impacted by rework activity, changes to specifications without direct notification, work overload, unforeseen project constraints and risks. Poor schedule management is directly correlated with increase in overall project costs. As a solution of this situation the planning and will be the best method that can be used to overcome with this problem. With the proper planning it will assist the project manager in completing the project within the time and meet the aim and objective of the project.

"The opening date was non-negotiable, which meant all work had to be completed before deadline day. Therefore, it was even more critical that we not only found an effective solution, but also a partner with the necessary experience to implement it. Thanks to excellent coordination and seamless interaction with the other contractors on-site, we were able to meet the required deadline. Regular construction meetings as well as the perfectly arranged delivery and installation of the material undoubtedly contributed to the successful conclusion of the project. ISETIA gave us a Common Data Environment (CDE) in the cloud for communication with with all project stakeholders including; Investors, Designer, Operators, Material Supplier and other Contractors"

**Roman Zinyak – Project Manager Varsovia Comforthotel.**



## About Varsovia Comfort Hotel

The Varsovia Comfort complex is an offer for people who appreciate independence, comfort and expect high standard accommodation in Center of Warsaw, Poland. Each apartment is a space designed for comfort, rest and privacy. A fully equipped kitchenette, luxurious bathroom, modern decoration and ergonomic solutions make the stay in apartments a real pleasure.



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