

DESIGN

BUILD





Engaging contractors early in the design process can resolve apparent mismatches between budget and programme hence enriching the design. But there are further benefits when this cooperation is followed through, with architects overseeing construction from a fully informed perspective - solving rather than creating problems for builders.



Residential, Madliena House

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This proposal is a solution for those who would like to complete a project with a high quality outcome and with a high-end designer finish. A solution to speed completion times, greater cost savings and single point responsibility, all to which the client will benefit. This document brings forward the project's proposal by introducing the Design-Build Package and the Projects to which ICI Ltd. and 3DM Architecture have collaborated in the past, including construction, finishes and completed projects.



Established in 2001, the management brings years of experience in all areas of engineering and construction. Each discipline is led by a registered professional. ICI maintains a perfect safety record and exceptional reputation for outstanding quality management. ICI is a multi-discipline contractor with above average self-performing capabilities and proven track record of delivering cost-saving services to the clients.

ICI Ltd is a power house of innovation, craftsmanship and expertise. The infrastructure of the company and diversified job experience gives flexibility, and is adept and competitive on smaller projects as on larger ones. ICI takes pride in our staff of project managers, safety managers, foremen and skilled craftsmen, many of whom have been with the company since inception. These levels of employee commitment and ability have allowed to perform every contract on time and with full client satisfaction.



OUR PARTNERS



3DM Architecture is an Architecture and Design studio located in Malta. A forward-thinking team of multi-disciplinary group of professionals, it develops residential, commercial, cultural and public projects.

The approach to each project arises from a double compromise: the will to give a technical response to a specific context and the desire to find beauty through the built work, pursuing the satisfaction to the users but also to those involved, the collaborators, constructors and designers.

Along the years, the firm has produced diverse types of buildings. Some works undertaken with high budget, and some of them with a low budget, but in every case great attention has been paid to the finish detail and economy, avoiding any unnecessary waste. The team focuses in the process of continuity; with the surrounding environment, but also understood from a time-space point of view, valuing the architecture that is able to survive the passing of time without becoming obsolete.

There is an emphasis placed on the use of innovation. New materials, new technologies, new solutions, which improve people's lives. Also, precision is one of the keys for this work method. It requires a focused and attentive activity throughout the whole process, from the initial idea to its completion.

The excellence in design is based in the integration of a network of professionals that agree on their passion for their work. A team that creates an environment of shared creativity capable of generating a continuous motivation, taking care of what is still in progress and excited for what is yet to come.

www.3dm.mt



Intext Limited is one of the leading companies specialising in aluminium and glass works in Malta, established in 2008. Consisting of a team of hard-working individuals, they strive to deliver high-standard aluminium finishes with competitive prices.

The company offers precision cut aluminium works for architectural applications including glass railings, stairwells and custom profiles. Intext Limited also make use of the latest technologies in their works including thermal break profiles which assert maximum insulation and conservation of energy. The projects that are entrusted to the company are delivered with a guarantee of reliable service, putting the customers satisfaction as their top priority.

Their mission is to improve the quality of people's lives by enhancing the performance of their buildings, with products of the highest quality, technology and aesthetics.

introduction

The DESIGN-BUILD APPROACH offers clear advantages to owners by addressing the intrinsic problems with traditional design-bid-build process. Entrusting a project to our Design-Build Team limits the time and effort required of the Client and the range of entities necessary to contact. It allows busy owners to focus their core activities, and to rest assured that the project is being handled in the most professional way possible while reducing their risk and exposure.

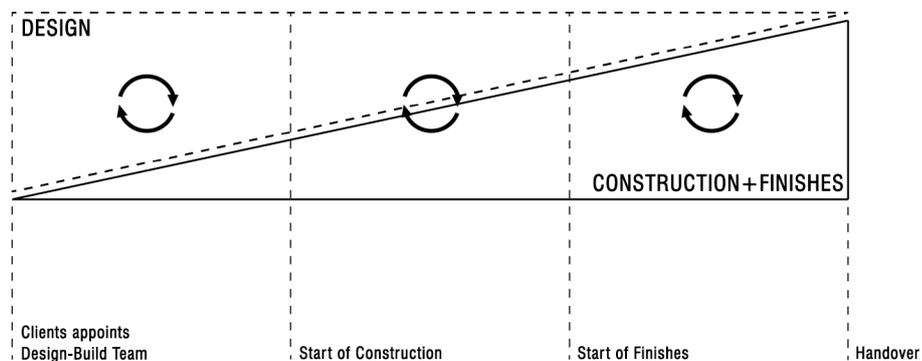
The Architects are involved in the early design stages, monitoring the construction and finishes process, resulting into tighter controls over all aspects of the project, from the preservation of the design intention to a close adherence to a budget and construction schedule.



DESIGN BUILD

approach

The Design-Build approach, offers full service to the owner. The architect in charge will lead a team of architects along building & finishing's trades professionals to collaborate in an agile management process, where design strategy and construction expertise are seamlessly integrated, and the architect, as the project-leader, ensures high fidelity between project aims and outcomes. The architect will work directly with the owner (the client), acts as the lead designer (including interiors) and the builder, coordinating team of consultants, subcontractors and material suppliers through the project lifecycle. This approach maximizes project efficiency (time, cost & quality) without compromising design performance or the quality of project outcomes. Design-Build is a dynamic design process in which decisions are made holistically and progressively refined as independencies are prioritized, identified and coordinated.



benefits to owners

- Higher quality outcomes
- Speed of completion
- Single-point responsibility
- Better communication
- Fewer disputes and litigation
- Clear roles, responsibilities and accountability
- Less administrative burden
- Greater cost savings and earlier cost certainty
- Reduced risk to the client (because the design-build entity assumes more)
- Reduced risk to design consultants and subcontractors which results in lower construction costs, greater efficiencies and fewer litigation claims.
- "Value Engineering" at conceptual stages rather than too late, after project design is complete

package

ICI Ltd and 3DM Architecture are able to offer the client one complete package for the design and execution of works to build and finish a building. The package is categorized into three phases; **1 - Architecture, 2 - Construction + Management, 3 - Finishes + Management**, and each phase forms part of the seven stages of the Plan of Work. The Plan of Work organises the progress of design, construction and finish into a number of Work Stages.

Stage 01	Preliminaries + Brief
Stage 02	Concept Design
Stage 03	Developed Design
Stage 04	Technical Design
Stage 05	Construction
Stage 06	Finishes
Stage 07	Handover

The package will include in preparing and assisting the client for an initial project brief including consideration of Project Objectives, Quality Objectives, Project Outcomes, and other parameters or constraints. An overview of the design philosophy of 3DM is illustrated by means of past and ongoing projects and in the case of a new site a site survey will be conducted. The architects than will prepare all the necessary documentation to client to present the initial concept design, which outlines the exterior and interior spaces, build form, scales and proportions, layouts, materials and lighting arrangements. The process will continue in developing and co-ordinating the updated proposals for structural design, service systems, site landscape and the submission of the planning application. As the plans get approval from the planning authority, all technical drawings and specifications including architectural, internal and structural information will be prepared by the team and handed to the management team to start works on site. Both for construction and finishes, a management team will regularly review progress of works with the Architect-in-charge leading the project and assuring quality controls, timings and keeping the project within the budget.

A contract of works will be given to the client, specifying; Project Data, Plan of Work, Role Specifications, Construction and Finishes Specifications, Payment Terms, and Terms and Conditions.



PROJECTS

excavation phase



i.

The excavation phase lays the groundwork for the foundation of the building. A geological study is first carried out to inspect the site and when approved, heavy machinery driven by professional excavators start digging according to the proposed plan.

- i. Residential, Madliena House
- ii. Residential, Tanti Dougal



ii.

construction phase



i.

During the construction phase, a team of builders is led by the construction manager of the site. The construction manager's services includes on-site project management, oversee quality control, monitor the contractor's safety program, ensure contractors perform per specifications, coordinate permits, technical inspections and submittals to ensure they are on track.



ii.

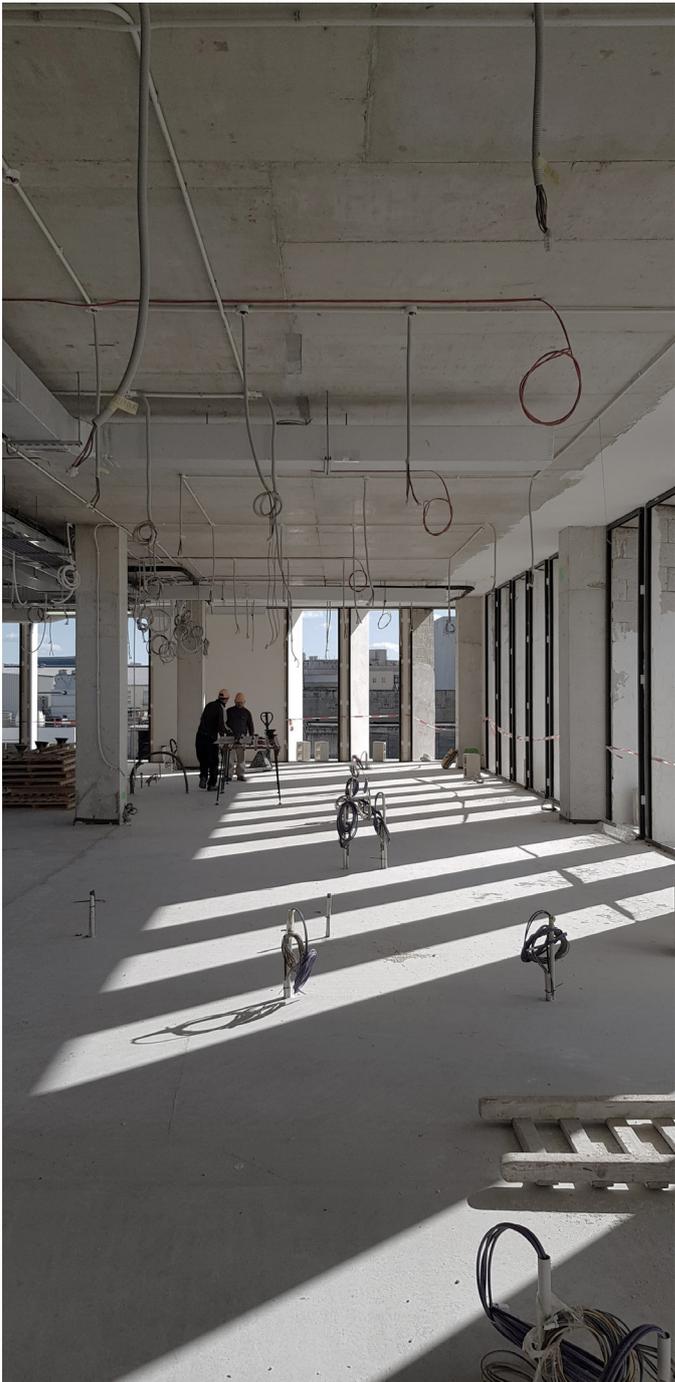
finishes phase



The finishes phase is the final phase prior to the conclusion of a project, where finishing work such as plastering, flooring and painting takes place, as well as electrical and mechanical work. During this phase, careful attention to detail is required to achieve a quality finished project.



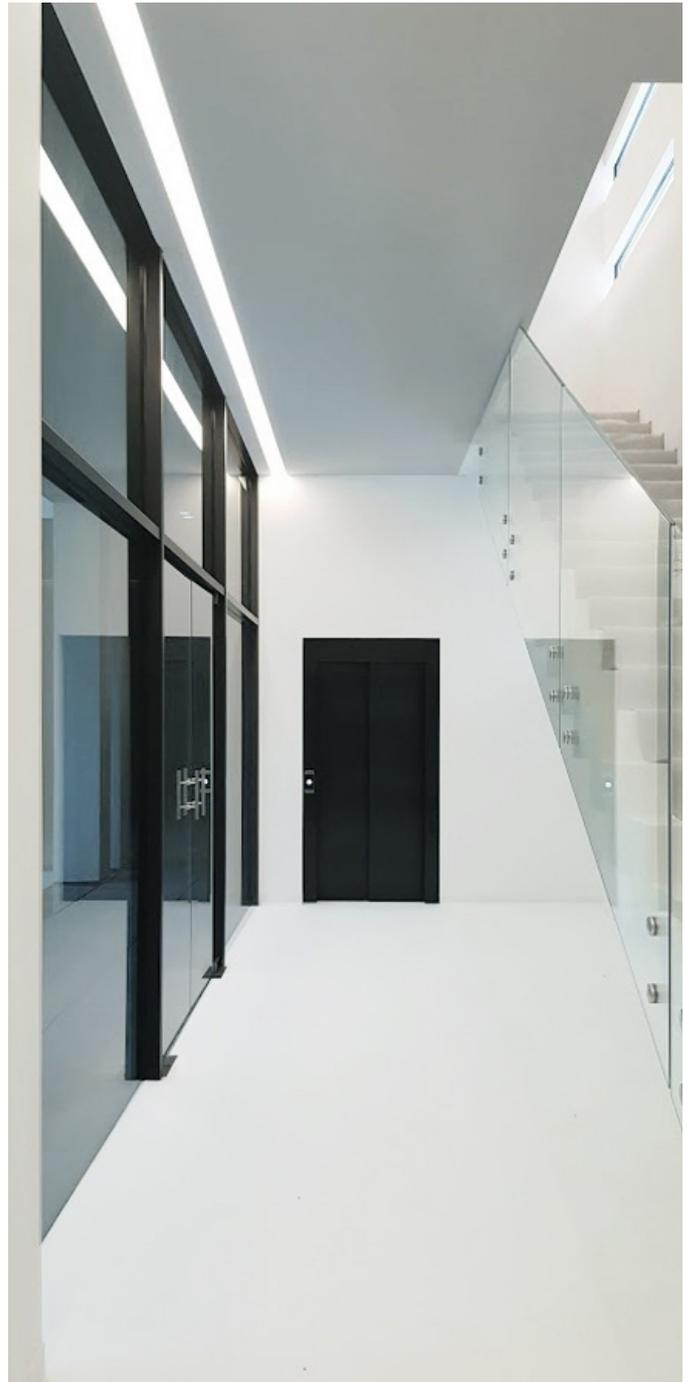
ii.



iii.

- i. Residential, Madliena House
- ii. Residential, Castro House 04
- iii. Commercial Office, ICI HQ

final phase

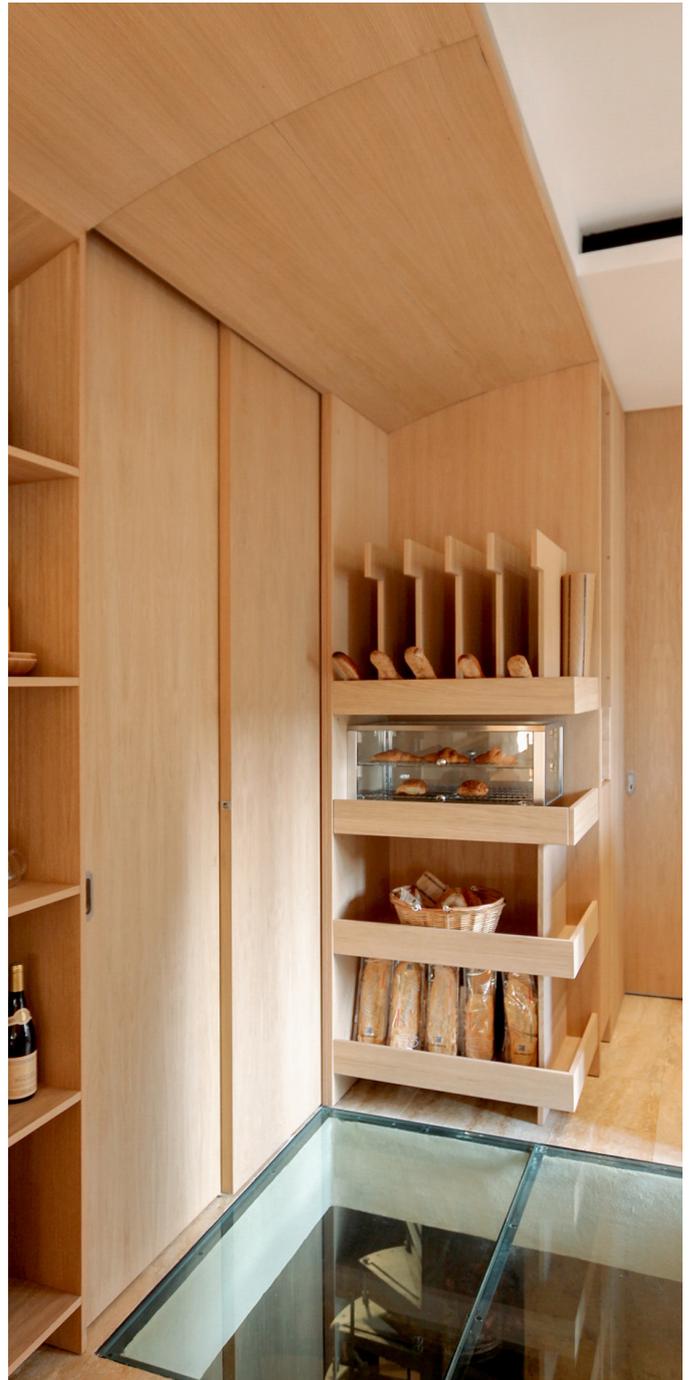


i.

ii.







ii.

iii.

- i. Commercial Office, ICI HQ
- ii. Boutique Hotel, The King George
- iii. Coffee Shop, Berta



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