

Newsletter

issue 5

2019 busiest year so far for KTS

2019 saw KTS appointed on more projects than in any other year during our ten years in business. More developers and designers than ever are seeking our expert services.

Our scope of works included:

- Feasibility studies and concept design
- Specifications and tendering
- Payment application verification
- Project Management
- Factory Acceptance Test (FAT)
- Site Acceptance Test (SAT)
- Defects liability inspection
- Ongoing system performance monitoring
- Mediation
- Expert witness

'Puzzle' parking – great use of space

Due to the high density of parking achieved with puzzle systems, the technology is increasing in popularity. Recent installations have been handed over in locations such as London, Cheltenham, Toronto, New York and Boston.

The flexibility of "puzzle" systems is also very



Completed puzzle installation ready for use by tenants

beneficial as they can be configured to move round service cores and/or building structure.

The key to maximising the benefits of a puzzle system is to adopt the concept at an early stage of design, rather than shoehorn it into a building once the structure, access stairs and plant rooms have been designed.



Final inspection of puzzle system prior to handover

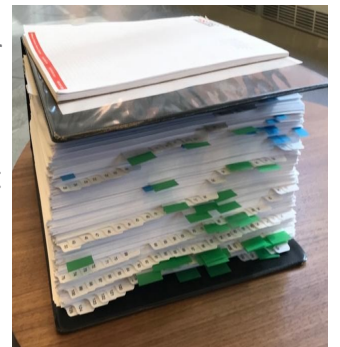


Expert witness testimony

KTS has been appointed to provide expert witness testimony on a number of high profile cases.

KTS also acted as mediator on a case where all parties agreed a way forward without the need for court proceedings.

For confidentiality reasons, we cannot disclose specific details.



One of many case files worked on by KTS

Risk Mitigation – is it needed for automated parking system installations?

The Challenge

Provide a high level of comfort and security to the developers or General Contractor (GC), that in the unlikely event of a supplier defaulting on delivery of an automated parking system, there is a risk mitigation plan in place to ensure the project can still be completed.



The Risks

- Supplier suffers financial and/or technical issues that prevent them from completing their contracted scope of works
- The developer is left with a partially designed, manufactured or installed automated parking system
- The building/GC cannot reach practical completion or gain an occupancy certificate

The Options

Option	Does this provide an adequate level of risk mitigation?		End result
	No	Yes	
Bond only	X		The developer is left with a sum of money to provide a financial buffer
Intellectual Property in ESCROW	X		The developer has access to a host of technical drawings and software
Passing of title for manufactured equipment	X		The developer owns individual items of equipment and wires
Developer appoints a third party to complete the project	X		Significant challenge in being able to finish a project without key components
A combination of the above		✓	Completed installation

The Solution

KTS works with the client team to develop a robust mitigation strategy and ensure that any risk is not only manageable, but is documented in the risk matrix and the plan clearly defined.

Many automated parking systems are installed without any issues at all due to the quality of the suppliers, however, a number of installations have ended in legal disputes which can take years to resolve.