

SYNERGY OF THE DESIGN PROCESS



Interview with
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What is the current situation on the construction investment market in Poland?

A few months ago, the answer to this question would probably be slightly different, given the unknown about the effects of the pandemic, isolation, and thus many negative repercussions on the state of the economy in Poland and in the world. Nevertheless, domestic investments are implemented. The Polish market is still a place where a lot of investments can arise and will arise. Of course, the absorptivity for individual sectors changes over time, but it's a natural process.

As a design office with 20 years of experience, you've probably gone through all types of investment models and ways of building objects. Is there a golden mean for trouble-free investment implementation?

Indeed, our experience is great. The variety of design works for sectors from industry, logistics, public utilities through hotels, offices and housing, allows to draw some conclusions and knowledge. Is there a way to make a golden investment?

When working with an investor we always try to emphasize synergy from the very beginning. When the investment is still an

idea, a very important element is thorough analysis of conditions under which implementation will be created. It is important to examine these conditions from the very beginning in the widest possible formal and technical range of industry. The participation of all industries at the very beginning of the process is important here, as it gives a chance to maintain balance and synergy of solutions between e.g. Architecture – Construction and Installations. This obviously translates into optimization. If a Structural or Installation Designer appears too late in the project, he often has to adapt to the solutions developed in earlier stages of the project that arose without his participation. Unfortunately, this is a mistake. A good plan gives the opportunity to create a project that best meets the investor's needs and will be embedded in the specificity of the location.

Does much depend on the coordination of project work?

Of course. Project planning and management is not a simple matter. Project Coordination is a challenge, and which project will ultimately be established depends largely on the quality of coordination. This is particularly evident in large or technically complicated investments. Well run coordination and planning, risk analysis – allow to avoid problems that unexpectedly can slow down implementation, increase costs, etc.

Can you protect yourself against this?

An equal voice for all industries operating at the stage of idea and concept of a given investment is the right direction. A meticulous due diligence analysis of the planned investment allows for obtaining many answers on the subject of risk, potential problems, ways of their elimination and the use of solutions, which in fact translates into costs, i.e. the economic side of a given investment. Many investors, for whom we work, appreciate this model of work.

Can you make the perfect design?

A project is a set of vessels connected and cooperating with each other for a clearly defined purpose. The synergy of the design process is the key to success. No less important is the process management model up to the stage of implementation and commissioning of the given object. We are currently implementing many projects for demanding investments in Poland. We strive to make each of them perfect. This cannot be achieved without a plan, without strategic and multi-disciplinary thinking a few steps ahead. At Fort Polska, we have been implementing these values of work on the projects from the very beginning. As a result, the highest quality „product” is created. Our Clients appreciate it and come back to us with more projects. Generally, the number of our Clients is constantly increasing. We are also happy that among them there are leading Executives, for whom the quality, readability and optimization of the solutions contained in the documentation has a practical dimension.