



Technical Due Diligence and construction costs estimation instruction for KOICA re reconstruction of medical rehabilitation center building within Ukrainian state medical and social center for war veterans in Tsybli, Kyiv oblast. Y 2023

KOICA (State Agency of Republic of Korea) tasked IRES to carry out technical due diligence of the hospital building (5,765m²). The potential project budget calculation with accuracy of 80% was also part of the instruction.

IRES carried out complex technical due diligence (DD) of the existing building and provided comprehensive report to the Customer.

Based on the results of DD of the existing building, it was decided to consider building of new one next to existing building with the provision of the passage between those. The reason was that reconstruction of existing one came as more costly variant.

IRES developed preliminary external design of new building as well as space plans of each floor of new building. New building project was equipped with 3 different type rehabilitation pools. Special research was devoted to allocation of medical equipment at the building floors. IRES also sum up the comparative table of medical equipment.

Preliminary development of detail design (General plan of the territory, Architecture, HVAC, Electrical/Lightening solutions, Water supply and sewage, Fire Fighting systems, Access control and Video-monitoring parts) was accomplished. Bills of Quantities of the project was developed based on the findings. Analysis of constructive straight of the building was executed in Abaqus. That allowed to define the parameters of main building constructive elements.

IRES also developed preliminary project time line. All findings were accepted by KOICA for further consideration.