

## CASE HISTORY



**PROJECT** : **COLLINES DE LA DÉFENSE - GRANDE ARCHE ANCILLARY BUILDINGS -**

**Project Location** : La Défense, Paris western suburb, FRANCE  
**Client** : Société d'Économie Mixte Nationale Tête Défense  
**Architect** : J-P. Buffi ; B. Lenormand  
**GEMO Mission** : Project Construction Coordination  
**Design Consultants** : Coyne & Bellier ; Serete ; Terrell ; Trouvin  
**Total Area** : 100 000 m<sup>2</sup>  
**Total Cost** : 127 M€  
**Completion Date** : 1990  
**Brief Description** : Construction of the ancillary buildings of the Grande Arche building at La Défense, in the Western Suburb of Paris.



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MISSION INTERMINISTÉRIELLE DE COORDINATION DES GRANDES OPÉRATIONS D'ARCHITECTURE ET D'URBANISME

The "mission interministerielle de coordination des grandes opérations d'architecture et d'urbanisme", an interministerial delegation, is in charge of the coordination of major architectural and urban design projects. The mission has carried out the following tasks in close consultation with the respective clients:

the definition of the design brief, the selection of the design teams and the contracting firm, the elaboration of the budget, and financial and technical controls including time management.

The mission is ready to assist any public or private client in these tasks.

### GEMO: coordination and functional animation of the construction process

all construction projects from beginning to end (Mission O.P.C.).

**Technical Specification Contracts:**

- coordination of design studies,
- coordination of bids,
- elaboration of schedules,
- organization of a group for coordinating working drawings,
- follow-up of work, reception, deliveries etc.

**Counselling for any technical problem concerning the act of construction.**

#### Coordination

The growing complexity of projects has required the constitution of an entity capable of synthesizing all the different technical fields and diverse technical languages involved in a project, in addition to the classic structures such as client, architect, design-engineering and construction firms. This Coordination Office acts as a regulator; it ensures that schedules are met, that quality is maintained, that costs are respected and that the operation is conducted with fairness among the participants.

#### Activities

- Client-assistance in all areas of construction methodology and practical applications (organization and coordination of all participants, follow-up).
- Project Management.
- Assistance to the: Client, General Contractor, Managing Contractor, Developer...
- Scheduling, Steering and Coordination for

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The activities of the Coordination Office are the following:

- identify different methodologies,
- keep track of activities, ensure the liaison between the different operations, and scheduling,
- provide each actor with a methodological framework for each of its specific functions,
- direct the ensuing operations.

This "functional direction" task can not be separated from any act of construction and should be the work of a specialist organization, independent of the participants.

The responsibility of the Coordination Office is to ensure that a construction is delivered:

- on schedule,
- in keeping with the specifications,
- within the budget,
- with equity between partners.

This specific responsibility implies handling and solving disputes and has the effect of reducing the legal complications arising from the building process. The Coordination Office is independent of the participants.

In a word, the Coordination Office is an indispensable synthesizing element for construction.

Company: GEMO Group for Study, Methodology and Scheduling Société en nom collectif

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Staff: 100

Annual turnover: 50 MF

Qualification: O.P.O.I.B.I.-B.S.

Major projects: Bastille Opera, Music Center at La Villette, Tête Défense Arch

GEMO

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