

03 · BUILD

Engineering-led data centre build services

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INTRODUCTION

The most common failure mode in data centre construction happens at the interface between the design team and the build team, when a contractor makes a practical decision on site that quietly overwrites an engineering decision made at the drawing stage. Technavious eliminates that failure mode.

Design continuity Same engineers govern build	100% vendor-neutral No preferred panel	Greenfield & brownfield Both methodologies	Owner's Engineer Independent PMC model
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WHAT IS INCLUDED

Two complementary services covering the full build lifecycle

Build PM and Supply & Installation are most effective when engaged as a combined package, but can be used independently.

01 · EPC Project Management

Engineering-led build governance, start to finish

Comprehensive EPC PM covering scope, schedule, cost, quality, OHSE, vendor management, and HOTO. The same engineers who produced the design govern its execution on site, and RFIs are resolved directly.

Master programme management

ITP governance & quality control

On-site OHSE compliance

Structured HOTO process

02 · Supply & Installation

Vendor-neutral procurement, costs passed through transparently

End-to-end procurement and physical installation of all non-IT infrastructure. Equipment costs are passed through at cost plus a stated management fee, with no bundled margin or preferred vendor incentive.

Power: switchgear, UPS, PDUs

Cooling: CRAC/CRAH, chillers

ELV: CCTV, access control, BMS, DCIM

Fire protection, cabling

WHY TECHNAVIOUS

What makes Technavious different on build

Design-build continuity. Vendor neutrality. Brownfield capability. These are structural features of how the service is delivered, not claimed differentiators.

1 Design-build integration as standard

The same engineers who produced the design govern its construction. RFIs are resolved on site by the engineering team, and every substitution requires explicit engineering approval before proceeding, not just contractor sign-off.

2 Vendor-neutral procurement, full cost transparency

No preferred vendor panel and no resale margin incentive. Equipment costs pass through at cost plus a clearly stated management fee, and clients see every purchase order before it is placed.

3 Brownfield execution for live environments

Sequenced shutdown planning, temporary power and cooling provisions, and work packages designed to maintain operational continuity, with existing infrastructure constraints mapped at design stage.

HOW WE WORK

Six phases from mobilisation through HOTO

The same team stays in governance from design handover through to final HOTO, with no gap between design approval and build mobilisation.

01	02	03	04	05	06
Mobilisation	Procurement	Installation	Pre-commissioning	T&C handover	HOTO
EPC PM team onboarded at design handover. Master programme and governance established.	Vendor selection: RFQ, technical evaluation, commercial negotiation. POs placed against budget.	On-site installation management and supervision, with ITP checkpoints at every milestone.	Installation completeness checks, equipment integrity validation, safety clearances.	Formal handover to the T&C team. Punch list managed through to T&C sign-off.	Final documentation: asset register, warranties, as-installed drawings, formal handover.

CASE STUDIES

Build engagements we have delivered

DATA CENTRE OPERATOR

Low-side MEP electrical implementation across two facilities, a 600kW site in Lucknow and a 180kW site in Hyderabad. All 95 racks fully powered with zero single points of failure, and 100% earth continuity verified at every rack and PDU.

SERVICE PROVIDER, TWO SITES

Independent testing and commissioning across two new facilities. 100% of infrastructure independently validated, with every component tested and signed off before any production workload was deployed.

MANAGED OFFICE & CO-WORKING PROVIDER

Full lifecycle delivery from MEP design through five-stage commissioning for a new colocation data centre. All infrastructure passed FAT through ISAT, with triple ISO certification achieved in a single project.

FREQUENTLY ASKED QUESTIONS

Questions we are regularly asked about DC build services

How does Technavious prevent design erosion during construction?

Design erosion happens when a contractor makes a practical substitution without engineering oversight. Technavious prevents this by keeping the same engineering team in active governance throughout construction, resolving RFIs directly on site.

Are you tied to specific equipment vendors?

No. Technavious operates on a vendor-neutral basis. We do not operate a preferred vendor panel and do not earn a margin on supply; costs pass through at cost plus a clearly stated management fee.

Can you build inside a live data centre without operational disruption?

Yes. Our brownfield execution methodology includes sequenced shutdown planning, temporary power and cooling provisions, and work packages scheduled to minimise disruption to live operations.

What is the Owner's Engineer model and when is it relevant?

It applies when a client has already appointed an EPC contractor but needs independent technical governance. Technavious reviews shop drawings, evaluates contractor performance, and manages HOTO on the client's behalf.

Ready to discuss your data centre build project?

Tell us your design status, facility capacity, and timeline, and whether you need a combined design-build partner or an independent PMC.

[Talk to us today](#)