

03 · BUILD

Data centre EPC project management, engineering-led

Most data centre project management services are sold separately from the design. Technavious's EPC Project Management service is different by design.

WHAT THIS SERVICE COVERS

Design continuity is not a feature. It is the foundation of the service.

The EPC Project Management service covers the full construction execution lifecycle across eight governance pillars: scope management, schedule management, cost control, quality management, OHSE risk management, vendor management, value engineering, and HOTO management. The defining feature is that this service is offered as an integrated bundle with the Technavious design team. When the same team governs both design and construction, requests for information are resolved on site by the engineers who made the original design decisions, not escalated to a consultant who may take days to respond. Every equipment substitution requires explicit engineering approval rather than contractor sign-off, which is how design intent is preserved all the way to handover.

Same engineers as design govern the build

Vendor-neutral procurement

8 governance pillars, scope to HOTO

WHAT WE DELIVER

Deliverables from this engagement

01

Master Programme and Critical Path

Detailed construction programme covering all workstreams, critical path analysis, key milestones, and float identification. Updated weekly with variance analysis.

02

Budget and Change Order Management

Approved budget vs actuals reporting, change order assessment, and commercial variation management. Transparent cost reporting, no bundled margin.

03

Inspection and Test Plan Governance

ITP management across all disciplines, checkpoint witnessing, non-conformance reporting, and quality gate sign-offs before each stage proceeds.

04

OHSE Compliance Management

On-site health, safety, and environmental management. Incident reporting, toolbox talks, permit-to-work system, and OHSE audit programme.

05

Vendor and Shop Drawing Management

Vendor qualification, shop drawing submission and review, equipment delivery management, and vendor performance tracking against programme.

06

HOTO Documentation Package

As-built drawings, equipment schedules, warranties, test certificates, and O&M manuals, structured for TIA Facility Certification.

WHY TECHNAVIOUS

What makes our EPC PM service different from a standard PMC

Design continuity as the core principle. Vendor neutrality. An Owner's Engineer option for designs Technavious did not produce.

1 Design-build continuity as the core principle

Standard PMC firms manage a construction process they had no part in designing. Technavious manages a construction process whose design it owns, and every contractor query on a design decision is resolved in hours, not days.

2 Vendor-neutral procurement with transparent costs

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

3 Owner's Engineer model for non-Technavious designs

For clients whose design came from another firm, Technavious provides independent engineering-level PMC governing the appointed EPC contractor, with no in-house DC engineering capability required.

HOW WE WORK

Six phases from mobilisation to formal handover

01	02	03	04	05	06
Mobilisation	Procurement	Construction	Pre-commissioning	T&C handover	HOTO
EPC PM team onboarded at design handover. Master programme and governance framework established.	Vendor selection, RFQ, technical evaluation, commercial negotiation, and PO placement. All vendor-neutral.	On-site management and supervision. ITP checkpoints, weekly reporting. RFIs resolved directly on site.	Installation completeness checks, equipment integrity validation, and safety clearances before T&C.	Formal handover to the T&C team. Punch list managed through to T&C sign-off.	Final documentation package compiled. Asset register, warranties, and as-installed records delivered.

CASE STUDIES

EPC project management work 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.

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.

SERVICE PROVIDER, TWO SITES

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

FREQUENTLY ASKED QUESTIONS

Questions we are regularly asked about EPC project management

How does Technavious prevent design erosion during construction?

Design erosion happens when a contractor makes a practical substitution without engineering oversight. Our EPC PM team includes the engineers who produced the design, so every RFI is resolved by someone who understands the design intent, and every substitution requires explicit engineering approval.

Are you tied to specific equipment vendors or do you take referral fees?

No. Technavious operates on a vendor-neutral basis and does not accept referral fees or vendor discounts. Equipment costs pass through at cost plus a clearly stated management fee, seen before any purchase order is approved.

Can you manage a build that you did not design?

Yes, through the Owner's Engineer model. Technavious provides independent engineering-level governance of the appointed EPC contractor, including shop drawing reviews, vendor approvals, OHSE governance, and HOTO validation.

What is included in the HOTO documentation package?

As-built drawings across all disciplines, a complete equipment schedule with model numbers and warranty information, commissioning test certificates, O&M manuals, and a structured handover-takeover sign-off document, structured to meet TIA 942C Facility Certification requirements.

Ready to discuss your data centre build project?

Tell us your design status, facility capacity, and timeline, and we will propose the right engagement model, integrated design-build or Owner's Engineer.

[Talk to us today](#)