



CAPABILITY STATEMENT · 2026

Programme & Project Management

Delivery management from a Cape Town practice that also does the design and the contract administration. Scope, programme, budget and risk held together, with a single line of accountability from inception to close-out.

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Who we are

Ace Consulting manages the delivery of facility contract projects: the design, the procurement, the execution and the closeout, on schedule and within budget.

A project manager who cannot read the design is managing a spreadsheet, not a project. Because the design and contract-administration disciplines sit in this office, a programme risk is assessed against what the work actually involves, and a change is priced against what it actually affects.

We operate from a single office in Century City, Cape Town. Work is delivered from that office to clients in South Africa and, on a project basis, to clients in the United Arab Emirates, Libya and Türkiye. We do not maintain premises in those markets, and we say so plainly here because a capability statement that overstates its own footprint is not worth reading.

IN-HOUSE DISCIPLINES

Nine disciplines held in one practice, so a programme is built from what each discipline actually needs rather than from an assumed duration.

Civil

Site infrastructure, earthworks, stormwater, roads and services

Structural

Superstructure, foundations, concrete and steel design

Geotechnical

Ground conditions, founding solutions, investigation liaison

Mechanical

Building services and plant integration

Electrical

Reticulation, distribution and building electrical

Water & Wastewater Treatment

Treatment process and works design

Water Resource Management

Supply, storage and catchment work

Transport

Access, traffic and transport infrastructure

Programme & Project Management

Delivery management from inception to close-out

Why the breadth matters on a managed programme. Most structural problems that surface late are not structural in origin. They are a founding assumption that the ground did not support, a services route that had to move, or a level that changed to solve drainage. Holding those disciplines in one practice means the conflict is found and settled at design stage, at our cost, instead of on site at yours.

Scope of services

Our programme and project management scope runs across the whole of the recognised stages of work, since the appointment begins before design and ends after completion.

STAGE		PROGRAMME AND PROJECT MANAGEMENT DELIVERABLES
1	Inception	Establishing the client's actual objective, the constraints that are fixed and those that are negotiable, the governance and approval path, and an initial view of budget, programme and risk before commitments are made.
2	Concept and viability	Testing options against cost, programme and risk together rather than one at a time, and giving the client a documented basis for the decision, including what each option forecloses.
3	Design development	Managing the design team to the agreed scope, programme and budget, with change controlled and its cost and programme effect stated at the point it is proposed rather than discovered later.
4	Documentation and procurement	Running the procurement: strategy, documentation, tender period, evaluation against declared criteria, and a recommendation of award with a written basis that will survive scrutiny.
5	Contract administration and inspection	Programme monitoring against a baseline, cost reporting and forecasting, change and risk registers actively maintained, coordination of the professional team, and regular written reporting to the client and their governance structures.
6	Close-out	Commissioning and handover coordination, final account closure, capture of the record information, and a close-out report stating what was delivered against what was undertaken.

On fee structure. We scope and structure fees with reference to the Engineering Council of South Africa Guideline Scope of Services and Professional Fees, gazetted in May 2025 under the Engineering Profession Act. That guideline is explicitly advisory rather than binding, and we cite it because it gives a client an independent public benchmark to measure our proposal against rather than asking them to take our pricing on trust.

How we work

The controls below govern how a project is managed. They are described in enough detail to be interrogated, because a management appointment is judged on whether problems surfaced early enough to act on.

- 1 A baseline that is set, then defended**

The programme and budget are baselined and every subsequent change is measured against that baseline rather than against last month's revision. Rebaselining silently is how a project loses six months without anyone reporting a delay.

- 2 Change priced when proposed, not when discovered**

A proposed change is assessed for cost and programme effect before it is instructed. A change instructed first and priced later removes the client's ability to say no.

- 3 Risk registered with an owner and a date**

Risks are recorded with a named owner and a review date, not as a list that is compiled once. A risk without an owner is an observation.

- 4 Reporting that states the bad news first**

Written reports lead with variance against baseline and with what is off track. A report that has to be read to the end to find the problem has failed at its only real job.

- 5 A single coordination point across disciplines**

Because the design and contract-administration disciplines sit in this office, a programme risk is assessed against what the work actually involves rather than against an assumed duration.

- 6 Close-out treated as a deliverable**

Final accounts, record information and a close-out report stating delivered against undertaken are produced as the project ends, while the people who did the work are still available.

Where we have worked

Our record is weighted towards South African public-sector work in the Western Cape: municipal and provincial healthcare, civic and recreational facilities, education and municipal infrastructure. The projects below are named because they are ours to name.

Healthcare

Blue Downs Clinic · St Vincent Clinic · Klipfontein Emergency Centre · Mayenzeke Clinic · Langa Clinic · Heideveld Community Health Centre

Civic and recreational

Sea Point Pavilion Swimming Pools · Parow North Public Swimming Pool · Observatory Community Recreational Facility · Bellville Library · Visitor Information Centre, Mamre

Education

University of the Western Cape, main entrance upgrade

Municipal and industrial

Vaalfontein Solid Waste Depot · Blue Water Chalets · CRRC

What this work has in common

Occupied or partially occupied sites, public clients with formal procurement and reporting obligations, funding and approval cycles that constrain when work can proceed, and phasing that has to keep a facility operating while work proceeds around it.

References

Project references, scope detail and client contacts are available on request and are released with the client's permission. We do not publish client correspondence, testimonials or contract values without it.

Professional standing

Engineering practice in South Africa is regulated at the level of the individual practitioner. The Engineering Council of South Africa registers engineers, technologists and technicians personally, and the South African Council for the Architectural Profession does the same for architects. There is no equivalent firm-level registration, and any consultancy presenting one as a company certificate is describing something that does not exist.

We therefore state professional standing at the level it is actually held. Current registration details for the practitioners who would be assigned to your project, together with the professional indemnity position for the appointment, are provided in writing with our fee proposal, where they can be checked against the relevant register before you appoint us.

On certification claims. This document makes no quality-certification, contractor grading or empowerment-level claim. Where a tender requires any of these, we will respond to that requirement directly and with current evidence, rather than carry a badge here that a reader cannot verify. The Construction Industry Development Board register, for instance, grades contractors executing works and is not a registration a consulting engineering practice holds.

What lets us quote accurately

Where the items below are not available we will still quote, but we will state which assumptions the figure rests on rather than absorb the risk silently.

Site and ground. Erf number and locality plan, any geotechnical investigation already carried out, and a survey with levels where one exists.

Scope and programme. Current drawings or a written brief, the intended procurement route, and the dates the programme is actually being held to.

Discuss a project

Send us the brief, the site and the programme. We will tell you what we would need to see before committing to a structural position, and what we would charge to get you there.

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