

## Pharma, Logistics, Industrial and Data centers.

**Construction Project and Cost Management Limited** carry the responsibility as overall **Project Manager** to every type of construction development.

**International Project Management** Please see <http://www.cpcmanagement.de/projects/industrial>

- Client's development representative. Setting and maintaining cost and time limits to all construction and consultant activities
- Technical and commercial Due Diligence.
- Clients design team selection; Distribution of operational responsibility and their related contractual costs
- Project Management. Supervision, control, time, cost and Quality control
- Programming and planning. Critical path analysis power project management, priority procedures etc.
- Supervision of construction and engineering works to removal of defects and final handover.

We , cpcm provide impartial advice to developers, governments and policy-makers. We specialise in a diverse range of property, construction and land related environmental issues. We set, maintain and regulate current European standards.

The focal point to optimising efficiency is through strict monitoring of the building programme, controlling all costs and maintaining quality at all stages leading to maximising profit. Your Benefits: Cpcm ensures complete cost planning and quality control.

Members of:



**Royal Institution of Chartered Surveyors**



**Chartered Institution of  
CIVIL ENGINEERING SURVEYORS**

RICS operates out of 146 countries, supported by an extensive network of regional offices located in every continent around the world.

FIDIC Expert Civil Engineers.  
International Contract Management Duties  
Fluent English German

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## Professional Services.

**Project and Commercial Cost Management** for all design and construction phases:

In Germany services are procured in accordance with HOAI services

In UK services are in accordance with the RICS and the RIBA;

- **Quantity Surveying. Budget formation and Construction Cost Control**
  - Cost Planning, Estimating and Value Engineering
  - Formulate Bills of Quantities. Measurement and evaluation of construction works in accordance with regulatory building standards e.g. "Deutsche Industrie Norm" (DIN 276)
- **Specification writing, Design CAD drawings, etc.**
- **Preparation of tender documentation**

- Submit tender enquiries to selected list of subcontractors
- Accumulation of competitive quotations
- Selection, analysis and valuation of quotations - National and International
  
- **Contract Management**
  - VOB, VOL, HOAI, FIDIC, ICE, JCT Contract Documentation and contract negotiation
  - Completion of formal contractual agreements for main construction contracts and all design consultants
  - Insurance Guarantee bonds, warranties, security deposits and counterclaim
  
- **Mechanical and Electrical building equipment design installation to hook up and handover**
  
- **Construction Project management and Supervision**
  - Rectification of faulty or incomplete construction specifications
  
- **Civil Engineering contract Management**

## Technical Due Diligence

Unbiased technical and professional advice. Due diligence investigates the real estate property conditions from the following perspectives:

- Technical (building systems) Cadastral, Property and site inspection to identify risks.  
The property survey enables the design shall be compliant with local current planning regulations and codes required.
- Health, safety and environmental. (Segeko)

cpcm, a leader in this field, applies an assessment approach and Survey. We consider the budget and future costs. Such consideration should be made at this early stage before purchase of the existing property and the construction design.

This in essence, documental audit is a preliminary instrument, used not only by purchasers but also by sellers in order to select the properties that can be put on the market and sold with success in the short term or alternatively consider the long term life cycle cost over say a 30 year period.

## Claims Management

- Claims avoidance and / or preparation and submission of additional cost reimbursement within the various forms of contract when contractually valid
- Recovery of liquidated and ascertained damages
- Construction programming and critical path analysis

## Project and contract management

### References: Pharma, Logistics, Industrial and Manufacturing.

#### Logistics and office new build. Amazon Magdeburg.



110.000 m<sup>2</sup> Cpcm head of design control for mechanical and electrical plant design and construction contractor. Conform local authority, DIN and VDE standards. The team consists of Cpcm engineers and specialists in Mechanical, HVAC and Sanitary design. Andrew Carr RICS chartered Quantity Surveyor and Civil Engineer procured design, chaired the team co-ordination and documentation control meetings.

## Pharmaceutical. Boeringer Ingelheim. 34.500m2. €450

**mio.** Project Commercial and contracts manager. Tendering manager heading the Architectural Design Team planning office responsible for the commercial and contract management for the construction of a new build Laboratory, Logistics technology and Biological Development center which shall also include reseunits for clinical production.

**“Andrew was exceptionally experienced in the tendering cost control process and successfully negotiated major package trade works. For example for the site logistics, containers and material co ordination contractors, the client obtain 7 digit euros cost savings via value engineering.”** Head of Supply Chain.



## Zalando

Head of project management western Europe, Logistics Real estate Greenfield 7 development search, 130,000 m2.

Project leader responsible for the procurement of property search, design team, programming and formulation of the CAPEX and OPEX budget. Development assessment and risk management.

**Zalando** Technical and commercial coordination of project team including automation engineers, construction management, MEP and Sub Station works and layout logistics.

Recommend for best option for location with regard to blue collar workers and instruct legal regarding labour law and union activity. Risk analysis report procured for each country scenario.

Majour Achievement: **Successfully procured the final fixed region location based on maximim yield prognose for western European countries.**

**“Thanks to your great support reviewing the general contractor tendering, we were in the position of meeting the project budget and achieving the main milestones on time,”** B Caballer Project Manager Logistics Zalando SE Berlin



## Equinix – Zurich Switzerland



Computer Data Centre and Offices. Equinix – Zurich. . Euro 110 Mio. Chartered Quantity Surveying. Contract management. SIA and International FIDIC contracting. Budget planning and control, Value Engineering Construction Project Management, Mechanical and Electrical valuation of variations,



## Computer Chip Factory Dresden



€ 256 Mio. Project Management. Construction Contract management. VOB. Budget control Valuation of variations including all Mechanical & Electrical Installations.



## Centre for Telecommunication. City Reach Berlin



Construction Project Manager, Budget control, VOB Contracts Management, Spandau. Value € 80 Mio  
 Client commercial and project management. Construction new build including Mechanical and Electrical services. Contract manager for trade contractors valuation and variation control.



## TeleCity data center Frankfurt am Main and Munich.

Site coordination and procuring meetings with the design team and contractors. Cpcm procured alternative working design solutions which enabled the contract final account to remain within the clients budget.



## Cable factory Köpenick, Berlin. Balfour Beatty GmbH

Commercial Manager for Balfour Beatty Germany. New build and renovation of cable production hall. Installation of new cranes. Demag. VOB, HOAI SMM 7. Office and industrial - 6.000 m<sup>2</sup>



## Pinnow Industrial Estate CIT Technologies Ltd.

Due Diligence, Property Survey and Valuation Brandenburg



## British Steel / Corus. Steel factory Shotton, GB

Wimpey Construction. Quantity Surveying, Mechanical and Electrical Variations Management



## Example references for Project Management procurement.

### Mechanical and electrical references:



**Project:** Saudi-Arabian Embassy  
**Customer:** Thinet International  
**Details:** Commercial and contractual advisor. Complete tender pricing for new build diplomatic quarters.  
**Place:** Berlin  
**Value (in Mio. EUR):** 35



**Project:** Hilton Hotel Refurbishment  
**Customer:** Hilton International, AYH  
**Details:** Project Management. Cost reports, client's representative to final account stage.  
**Place:** Munich, Germany  
**Value (in Mio. EUR):** 50

### Specialist High Quality build.

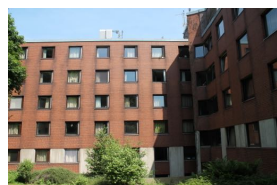


**Project:** US Embassy Berlin  
**Customer:** US Embassy  
**Details:** Budget Control, Local Project Management Support  
**Place:** Berlin  
**Value (in Mio. EUR):** 80



**Project:** Hotel Renovation, Tower, Restaurant, Reception and Atrium  
**Details:** Chartered Quantity Surveying Services, Budget Provision, cost control for Mechanical and Electrical works; VOB Contract and commercial procurement  
**Place:** Frankfurt am Main  
**Value (in Mio. EUR):** 50

### Student renovation:



**Project:** BV Student dormitory and facilities renovation.  
**Details:** Energy Efficient Apartment modernization, Technical Due Diligence, investor representation, HOAI LP 1 - 7 including mechanical and electrical equipment  
**Place:** Osnabrück, Germany  
**Area:** 490 Zimmer



**Project:** Office Renovation 8.000 m2  
**Details:** Technical Due Diligence, Design and Build Project Management, CAD planning, specification writing including mechanical and electrical tender documentation  
**Place:** Basel, Switzerland as per Swiss Norm Standards. SIA LP 1-5 Stuttgart, Germany as per HOAI, VOB and DIN standards.

### Mixed Development: High Rise construction:



**Project:** Commerzbank  
**Details:** Civil engineering and high rise superstructure incl. ancillary buildings and renovation. Pre-contract work, cost planning, tender list preparation  
**Place:** Frankfurt/Main  
**Value (in Mio. EUR):** 464



**Project:** New build 5 Star Hotel, 43 Storey Tower and retail complex.  
**Details:** Project Management and Contract Administrator for Main Contractor, including Client negotiations. FIDIC Acceleration Claim  
**Place:** Warsaw, Poland



**Project:** Sony Centre  
**Customer:** Tischman Speyer  
**Details:** Client representative final account audit  
**Place:** Potsdamer Platz, Berlin  
**Value (in Mio. EUR):** 128



**Project:** Central train station and Shopping Mall.  
**Details:** Claims Management; Reduction of claim by 50%  
**Place:** Berlin  
**Value (in Mio. EUR):** 512



**Project:** Stuttgart 21 Central train station and infrastructure construction  
**Customer:** Deutsche Bahn  
**Details:** Budget control, variations and claims Management. Commercial project  
**Place:** Stuttgart, Germany  
**Value (in Mio. EUR):** Multi Million



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