

PROJECT MANAGERS

QUANTITY SURVEYORS

—

WHY CHOOSING US ?

—

TECHNICAL AUDIT

CONSTRUCTION MANAGEMENT

EPB ADVISERS & CERTIFICATORS

—

TEAM

CONTACT US



CAREFUL ATTENTION GIVEN TO YOUR PROJECTS





BUILDING MANAGEMENT HAS BEEN ASSISTING AND ADVISING BUILDING OWNERS AND DEVELOPERS IN ECONOMIC MANAGEMENT AND ORGANISATION OF THEIR BUILDING PROJECTS FOR OVER 20 YEARS.

OUR MULTIDISCIPLINARY TEAM OF ENGINEERS, ARCHITECTS AND TECHNICIANS COORDINATE WITH PROJECT OWNERS AND ARCHITECTS, WHERE OUR KNOWLEDGE AND EXPERIENCE GUARANTEES THE ACHIEVEMENT OF YOUR GOALS.

RESPECTING THE UNIQUENESS OF EACH CLIENT, WE DEVELOP A TEAM SPIRIT THEREBY INSURING **THE SUCCESS OF YOUR PROJECTS.**



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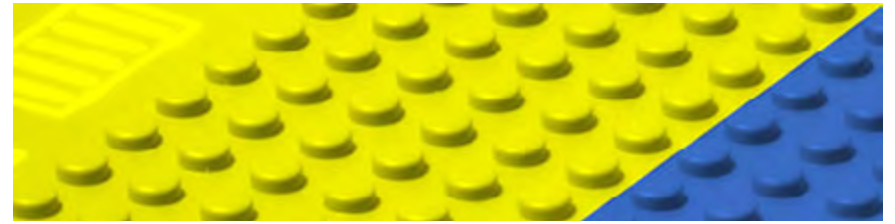
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FEASIBILITY STUDY

- Data collection for the project
- Defining the framework for the feasibility study
- Definition of requirements
- Identifying solutions
- Identifying alternatives
- Analysis of solutions
- Confirmation of retained solutions
- Ranking of alternatives according to efficiency

ASSISTING THE BUILDING OWNER

- Defining the scope of works
- Assistance in the choice of service providers
- Coordination of service providers
- General project organisation, approach to compliance and continuous improvement
- Establishing planning principals
- Implementation of assessment tools
- Management of tender procedures
- Site start up
- Monitoring the works
- Acceptance of the works
- Management of the acceptance and snagging lists



BUILDING MANAGEMENT FOLLOWS
COMPLEX PROJECTS INVOLVING LARGE CAPITAL
INVESTMENTS AND THE PARTICIPATION OF
MULTI-DISCIPLINARY TEAMS OF PROFESSIONALS
AND CONSULTANT FIRMS



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PRELIMINARY DESIGN PHASE

- Initial cost estimate
- Programme of requirements
- Economic planning
- Cost plan

DESIGN PHASE

- Assisting at project meetings
- Informing the client of alternative proposals
- Following up the approved budget and proposing savings
- Advice on procedures for tendering and contract terms
- Preparing a list of possible contractors.
- Pre-tender estimate
- Bill of Quantities

TENDER STAGE

- Review of the bids
- Negotiations with the contractors
- Final tender report
- Contract documents
- Obtaining the necessary guarantees of the contractors
- Adapting the economic planning

EXECUTION PHASE

- Attending the site meetings
- Monitoring the economic planning
- Approval procedures for changes
- Budget cost checks
- Monthly progress reports and certificates for payment
- Economic reports
- Final account



BUDGET UNDER THE MICROSCOPE



WHY CHOOSE BUILDING MANAGEMENT ?

Reaching the full potential of your project.

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We contribute to the success of your project

By strengthening your capacity in meeting the budget and the project completion schedule.

By managing and quantifying the risks thus enabling you to make informed business decisions in relation to the challenges of the project.

By creating a team dynamic, leading to effective stakeholder management.

We enhance your project by simplifying the management structure

By managing the complexity and the relationship between the various components of the project.

By integrating regulatory requirements, permits, guidelines, technical specifications.

By highlighting the different components of the project, identifying its ins and outs and allowing for the optimization of its' development.

We keep your project under control

By establishing regular assessments of the status of the project through progress and control reports on budgets and schedules.

Our regular performance evaluations allow for anticipatory action by taking preventive measures.

Our versatile team provides for adequate answers.

Our team is composed of engineers, architects, land-surveyors, quantity surveyors and other technicians who put their knowledge and experience at the disposal of the project.

Our expertise and widely diversified skills provide you with an adequate and personalized response.

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The services of Building Management focuses on the technical services of a building :

- HVAC
- Sanitary installation
- Electricity including high and low tension
- Lifts
- Treatment and recycling of wastewater

The services of Building Management include :

- Inventories of technical equipment, evaluation of performance and possible improvement
- Track maintenance crews, validation of the maintenance program, energy metering and charges to different users
- Management of a Full Warranty fund
- Energy conservation, establishment and analysis of load curves, proposed improvements and managing the delivery
- Financial of technical installations
- Assistance to completion of the works



TECHNICAL AUDIT & DUE DILIGENCE



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Given the difficulty of managing a project through separate trades, it is necessary to create an effective interface between the occupants, design offices, the Client and businesses to find an immediate solution to the problems that arise : informing the occupant of weekend access, need to avoid an area because meetings are held nearby, coordinating business schedules, deliveries.

Building Management will ensure :

- Establishment of a planning director and detailed planning
- Establishment of a financial planning
- Follow-up planning
- Daily presence on site
- Coordination of activities from day to day problems that arise between companies
- Coordination of companies to intervene during the weekends, evenings or holidays, for power cuts, heavy lifting, etc...
- Participation in technical meetings with consultants and companies
- Reporting to the Client so that an effective interface between the occupants and companies can be provided
- Management of a pro rata account
- Coordination of the site deliveries
- Intervention in case of damage, dirt or contamination from or having to do with the site
- Intervention and report in case of problems to the environment: noise, nuisance in the neighbourhood, including preventing nuisance to the occupants, etc..
- Control of the rational use of energy and other guarantees



EFFECTIVE INTERFACE BETWEEN THE OCCUPANTS, DESIGN OFFICES, THE CLIENT AND BUSINESSES



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ENERGY SAVINGS

Building management is careful to make savings in energy and improved insulation of buildings to help its clients develop sustainable projects.

Building Management assists the client in this new and evolving sector.

EPB ADVISERS

Since 2008 PEB consultants can help you improve the energy efficiency of your buildings.

Building Management is an advisor EPB in the Brussels region and Walloon region and can help you with contacting the relevant authorities, or simply by carrying out the EPB study.

EPB CERTIFICATORS

With sale or rental, certification of buildings are compulsory as from 1st May 2011. Building Management is authorised to certify your buildings.



IMPROVING PERFORMANCE
SUSTAINABLE DEVELOPMENT



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