

PLASCHKA + PARTNER

INGENIEURBÜRO TGA

PLASCHKA + PARTNER

Services:

Construction Projectmanagement

Cost Planning and
Construction Programming

Consultation and Project Optimisation

Delay Management

Sustainable Building

Tenant Occupancy Management

Property Maintenance

Scope Of Services

Optimised Construction

PLASCHKA + PARTNER

combines professional planning and engineering
with construction management and delivery.

We have over twenty years experience in mechanical and electrical design and engineering services.

We provide professional advice, design, manage and procure your individual construction project. PLASCHKA + PARTNER also provide management coaching for optimising in house client orientated construction project economics. Via our specialised design planning and engineering, we guarantee the client the most economic solution to his property.

Our core competence at PLASCHKA + PARTNER is the design, management and supervision of mechanical and electrical engineering service installations from housing projects to the most complex structures throughout Europe. Together with our network of European partners within the construction sector, we offer each and every client our professional management to all construction phases, to procure completion on time and within Budget.

PLASCHKA + PARTNER

Wielandstr. 36
D - 10629 Berlin

Tel +49 (0)30 - 810 542 800
Fax +49 (0)30 - 755 177 93

info@plaschka-partner.de
www.plaschka-partner.de

PLASCHKA + PARTNER

— Company Details

Services:

Construction Projectmanagement

Cost Planning and
Construction Programming

Consultation and Project Optimisation

Delay Management

Sustainable Building

Tenant Occupancy Management

Property Maintenance

Scope Of Services

Optimised Construction

PLASCHKA + PARTNER

The name Plaschka stands for competence in the field of technical building services. Our scope of work includes design documentation for the supply and installation of Heating Ventilation and Air Conditioning, (HVAC) plumbing and electrical service installation. We also procure, as required, the complete architectural construction design services. A core skill in the provision of user-friendly systems with maximum efficiency is our motto. Via collaboration with our specialist partners, we design and develop efficient and dynamic client orientated solutions. Our comprehensive and professional project management procurement guarantees quality assurance at every stage of construction.

Quality Assurance

Due to our vast amount of engineering experience, continuous training of our staff and years of dedication, we can guarantee all clients the highest degree of workmanship and quality. From the start we appoint a project manager who works in close co-operation with the client to process and resolve all technical solutions. This personal contact service is guaranteed throughout the entire project, testing, commissioning, handover and final account.

For every project we produce a specific Project Manual and procure specifications to meet the highest quality standards in the industry. We shall, as a minimum, work in accordance with the standards set out by the authority and complete recognised regulatory documentation for each country we work in.

For example:

■■■■ "Project Management Professional " by PMI ® published by the Project Management Institute in Munich, which is the basis for planning and controlled construction procurement in Germany.

■■■■ BREEAM sustainable buildings, European EU and International standards, etc.

PLASCHKA + PARTNER

Wielandstr. 36
D - 10629 Berlin

Tel +49 (0)30 - 810 542 800
Fax +49 (0)30 - 755 177 93

info@plaschka-partner.de
www.plaschka-partner.de

PLASCHKA + PARTNER

— Company Details

Services:

Construction Projectmanagement

Cost Planning and
Construction Programming

Consultation and Project Optimisation

Delay Management

Sustainable Building

Tenant Occupancy Management

Property Maintenance

Scope Of Services

Optimised Construction

COMPANY DETAILS

Personnel and Office Equipment

PLASCHKA + PARTNER currently employ the following professional staff:

- |||| 1 Company Director
- |||| 1 Administration Manager
- |||| 5 Professionally qualified engineers for Heating Ventilation and Air Conditioning (HVAC).
- |||| 4 Professionally qualified Electrical Engineers
- |||| 1 Graduate Construction Engineer / Architect
- |||| 2 CAD-planners
- |||| 1 System Administrator for Information Technology (IT)
- |||| Graduate Trainees

Note: Further technical and administrative staff can be provided for at short notice as required.

PLASCHKA + PARTNER

Wielandstr. 36
D - 10629 Berlin

Tel +49 (0)30 - 810 542 800
Fax +49 (0)30 - 755 177 93

info@plaschka-partner.de
www.plaschka-partner.de



PLASCHKA + PARTNER

— Company Details

Services:

Construction Projectmanagement

Cost Planning and
Construction Programming

Consultation and Project Optimisation

Delay Management

Sustainable Building

Tenant Occupancy Management

Property Maintenance

Scope Of Services

Optimised Construction

COMPANY DETAILS

Technical Office Equipment

Various mechanical, Electrical and Architectural Engineering software for example:

- AutoCAD 2009 and ArchiCAD 10
- Energy Building (EnEV) Certification software
- Heating, Ventilation and Air Conditioning (HVAC) calculation software
- Pipe dimensioning calculation software
- Short circuit and selectivity calculation software
- Illumination and minimum lighting calculation software
- etc.

Project Management software includes but is not limited to:

- AVA – software programming for construction tendering, contracting and accounting systems
- MS-Project. Construction Programming software
- Scheduling and control management software
- Cost control management software

PLASCHKA + PARTNER

Wielandstr. 36
D - 10629 Berlin

Tel +49 (0)30 - 810 542 800
Fax +49 (0)30 - 755 177 93

info@plaschka-partner.de
www.plaschka-partner.de



PLASCHKA + PARTNER

Services:

Construction Projectmanagement

Cost Planning and
Construction Programming

Consultation and Project Optimisation

Delay Management

Sustainable Building

Tenant Occupancy Management

Property Maintenance

Scope Of Services

Optimised Construction

CONSTRUCTION PROJECTMANAGEMENT

At PLASCHKA + PARTNER we recognise the mechanical and electrical design services as a major and critical activity within the complete construction project management process. We design, co ordinate and control all technical, structural and professional management issues throughout the construction services process. We consider and manage all organisational, logistical and technical aspects necessary to enable the most economical construction process possible.

Via our individual ORGANISATION OPTIMISATION we support the client specifically during:

- |||| The feasibility design and technical due diligence analysis, via inspection of the actual status of the project and system requirements
- |||| Planning and programming of all construction activities on site
- |||| Formulation of schedules to determine capacity requirements and lead in periods
- |||| Cost planning and early quality control management to avoid critical activity delay at the construction progress phase

Similarly, we support you on QUALITY MANAGEMENT and control via:

- |||| Compliance with the functional requirements of the clients initial planning and design brief
- |||| Compliance with the local planning requirements in particular with technical standards
- |||| Recommending alternative solutions, in particular the procurement of economical solutions locally available

Further quality issues are considered below with regard to » **COST OPTIMISATION PROCEDURES**

PLASCHKA + PARTNER

Wielandstr. 36
D - 10629 Berlin

Tel +49 (0)30 - 810 542 800
Fax +49 (0)30 - 755 177 93

info@plaschka-partner.de
www.plaschka-partner.de

PLASCHKA + PARTNER

Services:

Construction Projectmanagement

Cost Planning and
Construction Programming

Consultation and Project Optimisation

Delay Management

Sustainable Building

Tenant Occupancy Management

Property Maintenance

Scope Of Services

Optimised Construction

COST PLANNING and CONSTRUCTION PROGRAMMING

Particularly important for complex construction projects is cost optimisation and the establishment of tested project procedures and activities. We assist our clients here specifically via:

- |||| Realistic budgeting and thereafter cost reviewing all design and construction procurement
- |||| Assessing the clients brief in relation to planning documentation
- |||| Detailing design interfaces between the planning documentation and the construction execution requirement progress
- |||| Review and value engineering the project budget
- |||| Determining financial restraints, resolving and implementing solutions
- |||| Construction activity optimisation during planning, procurement and site execution
- |||| Preparing and distributing all contract-related tender offer documents
- |||| Identifying, checking, recommending and selecting companies for construction activities
- |||| Reviewing design and construction progress time optimisation, acceleration, etc.
- |||| Continual cost control to final account agreement

PLASCHKA + PARTNER

Wielandstr. 36
D - 10629 Berlin

Tel +49 (0)30 - 810 542 800
Fax +49 (0)30 - 755 177 93

info@plaschka-partner.de
www.plaschka-partner.de

PLASCHKA + PARTNER

Services:

Construction Projectmanagement

Cost Planning and
Construction Programming

Consultation and Project Optimisation

Delay Management

Sustainable Building

Tenant Occupancy Management

Property Maintenance

Scope Of Services

Optimised Construction

CONSULTATION and PROJECT OPTIMISATION

PLASCHKA + PARTNER design and develop far beyond the classic "planning design office". Through our extensive expertise we are able to support our clients for each individual development strategy. We project manage the complete construction process via:

- SWOT Analysis. This is a strategic planning method used to evaluate the Strengths, Weaknesses/Limitations, Opportunities, and Threats involved in a project / business venture.
- This will be followed up with an Evaluation and presentation of workable solutions
- Organisational optimisation of the design team
- Professional Coaching
- Workshops
- Review and feedback

PLASCHKA + PARTNER

Wielandstr. 36
D - 10629 Berlin

Tel +49 (0)30 - 810 542 800
Fax +49 (0)30 - 755 177 93

info@plaschka-partner.de
www.plaschka-partner.de

PLASCHKA + PARTNER

Services:

Construction Projectmanagement

Cost Planning and
Construction Programming

Consultation and Project Optimisation

Delay Management

Sustainable Building

Tenant Occupancy Management

Property Maintenance

Scope Of Services

Optimised Construction

DELAY MANAGEMENT

Delays to construction activities within the project will inevitably cause difference of opinions between parties and can ultimately lead to financial loss.

PLASCHKA + PARTNER support their clients to mitigate such a crisis by:

- Providing early stage mediation, namely adjudicating independently between the contract partners.
- Reviewing the contract programme and logistical issues we provide workable technical solutions to mitigate delay.
- Minimising further delay via critical path analysis and accelerate future activities to complete on or before the contract completion date.
- Creating revised concepts to improve the planning and construction process. We will ultimately minimise loss and prevent further delay damage.

PLASCHKA + PARTNER

Wielandstr. 36
D - 10629 Berlin

Tel +49 (0)30 - 810 542 800
Fax +49 (0)30 - 755 177 93

info@plaschka-partner.de
www.plaschka-partner.de

PLASCHKA + PARTNER

Services:

Construction Projectmanagement

Cost Planning and
Construction Programming

Consultation and Project Optimisation

Delay Management

Sustainable Building

Tenant Occupancy Management

Property Maintenance

Scope Of Services

Optimised Construction

SUSTAINABLE BUILDING

Energy optimisation, (ENEV) life cycle assessment, Building and plant optimisation, Building certification ... These are keywords, which every client has to address. What are his legal obligations in regard to governmental requirements? How can he design efficiency to economically maintain his building? What planning is required to certify his building to the latest regulatory standards? e.g. to meet green building rating systems such as DGNB (Germany), BREEAM (United Kingdom), LEED (United States and Canada), etc.

PLASCHKA + PARTNER support their clients by:

- Analysing the existing or planned building materials services and structure
- Analysing the existing or planned mechanical and electrical (MEP) systems and their Running costs
- Interpreting critical technical data and results
- Feasibility design and proposals for MEP plant optimisation
- Comparative calculation of capital and operating costs

Naturally, we support you thereafter in implementing financial grants and planning applications

PLASCHKA + PARTNER

Wielandstr. 36
D - 10629 Berlin

Tel +49 (0)30 - 810 542 800
Fax +49 (0)30 - 755 177 93

info@plaschka-partner.de
www.plaschka-partner.de

PLASCHKA + PARTNER

Services:

Construction Projectmanagement

Cost Planning and
Construction Programming

Consultation and Project Optimisation

Delay Management

Sustainable Building

Tenant Occupancy Management

Property Maintenance

Scope Of Services

Optimised Construction

TENANT OCCUPANCY MANAGEMENT

Renovations of occupied properties are a sensitive matter for every developer.

PLASCHKA + PARTNER supports its clients in the clarification of the design scope together with the tenant requirements.

We create a feasibility design, logistics and cost assessment to fit the business plan and budget. We create a technical MEP and finishing schedule and implement the design planning proposal. Following client and authority approvals we prepare tender and contract documentation and supervise the construction renovation process through to handover.



PLASCHKA + PARTNER

Wielandstr. 36
D - 10629 Berlin

Tel +49 (0)30 - 810 542 800
Fax +49 (0)30 - 755 177 93

info@plaschka-partner.de
www.plaschka-partner.de

PLASCHKA + PARTNER

Services:

Construction Projectmanagement

Cost Planning and
Construction Programming

Consultation and Project Optimisation

Delay Management

Sustainable Building

Tenant Occupancy Management

Property Maintenance

Scope Of Services

Optimised Construction

PROPERTY MAINTENANCE

We professionally manage all aspects of Building Operation and Maintenance (E.g. Routine maintenance, repair and periodic testing).

PLASCHKA + PARTNER procures the associated design planning requirements in connection with your property. We focus on MEP building services (In Germany referred to as HOAI § 53, RIBA in GB, etc.), planning design (HOAI § 33), and all associated professional construction design services. We carry out technical building management services in accordance with DIN 32736, better known internationally as Facility Management. This includes services from the organisation aspects to logistics, regulatory inspections, inventory data and maintenance cost management.

PLASCHKA + PARTNER have extensive experience in Facility Management and hold regular seminars specifically within this field. We are also registered members of the German Facility Management Association (GEFMA).



PLASCHKA + PARTNER

Wielandstr. 36
D - 10629 Berlin

Tel +49 (0)30 - 810 542 800
Fax +49 (0)30 - 755 177 93

info@plaschka-partner.de
www.plaschka-partner.de

PLASCHKA + PARTNER

Services:

Construction Projectmanagement

Cost Planning and
Construction Programming

Consultation and Project Optimisation

Delay Management

Sustainable Building

Tenant Occupancy Management

Property Maintenance

Scope Of Services

Optimised Construction

SCOPE OF SERVICES

The following phases identify the Mechanical and Electrical MEP Phased Services (§ 53 HOAI, RIBA in UK, etc.) on offer for our clients:

- |||| 1: Feasibility and Basic evaluation
- |||| 2: Preparation and Pre Planning
- |||| 3: Preliminary design
- |||| 4: Planning permission documentation
- |||| 5: Implementation services planning
- |||| 6: Preparation of tender
- |||| 7: Participation in the award of contractor
- |||| 8: Project Supervision
- |||| 9: Property maintenance and documentation

Together with our European and International partners we also offer the complete Architectural construction design services (HOAI § 33, RIBA, etc.)

PLASCHKA + PARTNER

Wielandstr. 36
D - 10629 Berlin

Tel +49 (0)30 - 810 542 800
Fax +49 (0)30 - 755 177 93

info@plaschka-partner.de
www.plaschka-partner.de

PLASCHKA + PARTNER

Services:

Construction Projectmanagement

Cost Planning and
Construction Programming

Consultation and Project Optimisation

Delay Management

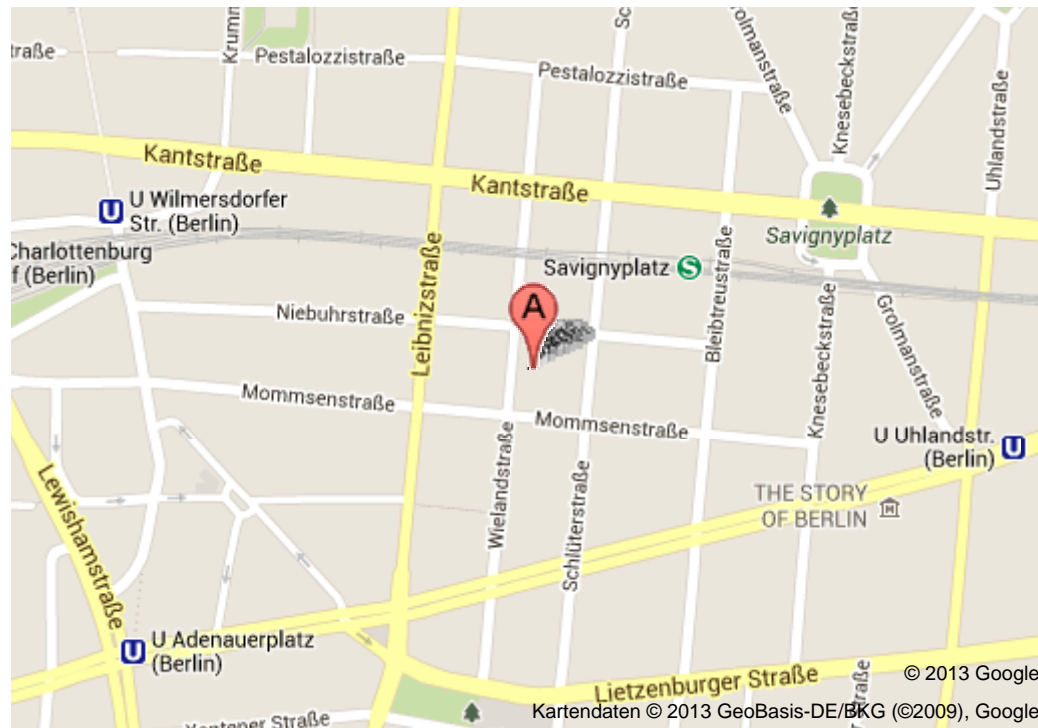
Sustainable Building

Tenant Occupancy Management

Property Maintenance

Scope Of Services

MAP



» Größere Kartenansicht / Routenplaner

Optimised Construction



PLASCHKA + PARTNER

Wielandstr. 36
D - 10629 Berlin

Tel +49 (0)30 - 810 542 800
Fax +49 (0)30 - 755 177 93

info@plaschka-partner.de
www.plaschka-partner.de