

RLB | Euro Alliance

RLB EURO ALLIANCE HOTEL CAPABILITY



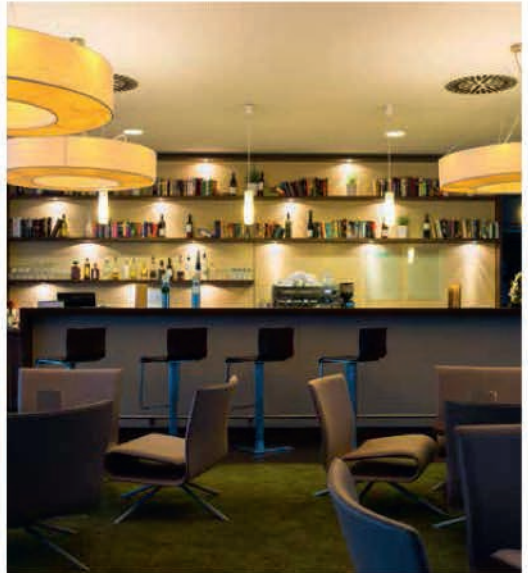
RLB|Euro Alliance

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WHAT IS THE RLB EURO ALLIANCE?

In order to provide the same high level of service to our clients throughout Europe Rider Levett Bucknall has established the RLB Euro Alliance.

It is an established network of partner organisations across Europe with each committed to delivering high quality services at a local level, utilising extensive knowledge and experience regionally with support from the wider RLB global network.

Since its inception, the RLB Euro Alliance has evolved into a structured alliance of 19 companies covering all principle markets and regions across Europe.

Each member is an expert in consultancy in their own country and provides a combined resource of over 830 staff with a turnover of £75m.

We believe that there is no substitute for local knowledge and expertise. By combining this with Rider Levett Bucknall's global resources, experience and approach we are able to offer highly relevant local services supported by global experience and knowledge of best practice and resources. This is a deliberate strategy so that we can address the specific requirements of our clients with the best resource available.

Our clients have rapid access to the latest industry intelligence and innovations, which serve to enhance value and mitigate risk. We provide expert management of the relationship between value, time and cost from inception to completion.

The European team is led by Andrew Reynolds, RLB UK Board and Global Director.

Coverage:



FOCUSED ADVICE FOR THE HOTEL SECTOR

Our advice on hotel projects stretches through all development stages from briefing through to completion and occupation. Our specialist expertise will be applied to establish the appropriate balance of emphasis and attention to detail throughout the project, to ensure that initial budget and timescales are met without compromising quality.

Rider Levett Bucknall supports hotel investors, developers, operators and brand managers to develop major new hotels and refurbish existing ones. We offer advice that will enable you to achieve a development program in the shortest possible time from inception utilising our expertise in cost management, project management, claims management and advisory services.

We will effectively become an extension of your organisation and manage the efforts and aspirations of all parties for the overall benefit of the project, to the extent where we have often provided in-house teams to work directly with clients. We place particular emphasis on providing flexibility to aid our client's decision-making processes while still maintaining tight control.

We regularly publish our EMEA Hotels Monitor, which brings together key industry insight in the sector. An extract of this is below, showing key cost trends and differences between markets:

Country	Budget Hotels: € per sqm	Mid-market - low: € per sqm	Mid-market - high: € per sqm	Luxury: € per sqm
UK	1,440 - 1,940	1,680 - 2,330	2,190 - 3,300	2,720 - 4,130
Austria	1,400 - 1,550	1,700 - 2,270	2,370 - 2,990	3,070 - 3,610
Belgium	1,350 - 1,650	1,480 - 1,900	1,650 - 2,050	2,230 - 2,800
Bulgaria	710 - 830	830 - 1,040	1,030 - 1,250	1,560 - 1,980
Finland	2,140 - 2,775	2,395 - 3,110	2,775 - 3,600	3,165 - 4,110
France	1,440 - 1,740	1,550 - 1,850	2,190 - 2,490	3,450 - 3,750
Germany	1,350 - 1,650	1,520 - 1,820	2,200 - 2,500	4,020 - 4,320
Greece	1,100 - 1,300	1,550 - 1,700	1,950 - 2,400	2,700 - 3,300
Hungary	780 - 1,040	1,150 - 1,560	1,360 - 2,090	1,670 - 2,610
Ireland	1,420 - 1,730	1,730 - 2,050	1,870 - 2,290	2,590 - 3,150
Italy	1,500 - 1,750	1,650 - 1,900	1,850 - 2,200	2,200 - 2,800
Norway	2,445 - 2,745	2,132 - 2,432	3,165 - 3,465	3,830 - 4,130
Netherlands	1,200 - 1,380	1,280 - 1,540	1,490 - 1,890	1,670 - 1,990
Portugal	990 - 1,250	1,140 - 1,350	1,400 - 1,770	1,510 - 2,030
Romania	810 - 910	910 - 1,110	1,110 - 1,420	1,620 - 2,080
Russia	1,500 - 1,900	1,600 - 2,100	2,100 - 2,600	2,600 - 3,500
Slovakia	780 - 1,250	880 - 1,350	1,140 - 1,610	1,400 - 1,870
Spain	1,030 - 1,800	1,550 - 2,060	2,060 - 2,830	2,580 - 3,610
Sweden	2,450 - 3,010	3,010 - 3,510	3,510 - 3,900	3,900 - 5,020
Turkey	700 - 900	850 - 1,100	950 - 1,250	1,300 - 1,500
Ukraine	2,070 - 3,020	2,300 - 3,420	2,620 - 3,650	2,700 - 4,920

Note: costs are expressed per square metre of gross internal floor area. The costs include FF&E, but exclude operator's stock and equipment. Fees, land costs and local taxes (VAT or similar) are also excluded.

TRACK RECORD: HOTELS





**NEW CELIK PALAS HOTEL,
TURKEY (PROGÉ)**

A full interior refurbishment of the existing hotel building with a total construction area of 83,000 m².

The New Celik Palas Hotel is considered as an architectural icon of Bursa, which was once the capital of the Ottoman Empire.



**PARK INN OSTRAVA, CZECH
REPUBLIC (H1K)**

The new build 4 star hotel Park Inn was built as part of office development. The hotel comprises 186 rooms and a premium restaurant.

H1K provided Project Management, Quantity Surveying, and quality control for Red Group.



**A2 FLETCHER HOTEL,
NETHERLANDS (IGG)**

IGG provided cost consultancy for this new hotel consisting of 120 guest rooms, fitness centre and underground parking.

At the top of the tower is a 'Skylounge' bar and 'Skyrestaurant' Pi with stunning views. Gross floor area: 7,000m.



**CROWNE PLAZA BRUSSELS
AIRPORT, IHG, BELGIUM
(BOPRO)**

Near the Brussels Airport in Zaventem the developer Airport Garden constructed a hotel for IHG comprising 315 rooms, a restaurant, conference facilities and wellness area. Crowne Plaza Brussels Airport Hotel is one of the biggest hotels in Brussels.



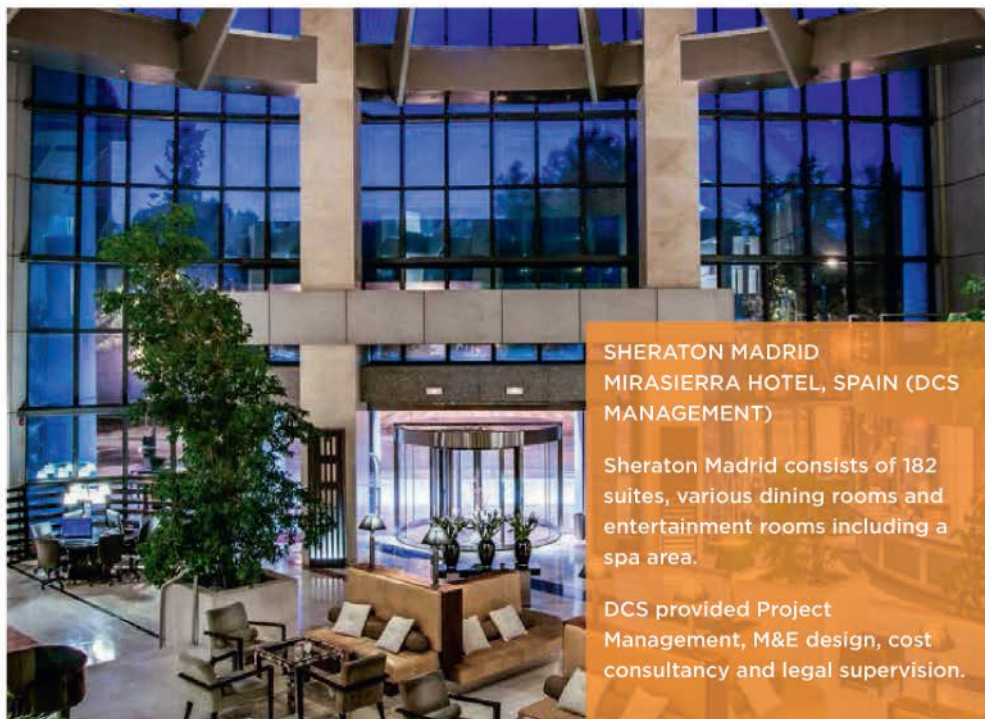
BELMOND GRAND HOTEL EUROPE, RUSSIA (DBC CONSULTANTS)

The Belmond Grand Hotel is a luxury hotel with two restaurants, near State Russian Museum. The project included historic facade restoration and interior renovation works, including lobby, suite rooms, conference halls, restaurant and kitchen.



DE VERE HOTELS, UK (RLB)

Refurbishment and new-build works on portfolio of De Vere's 4 and 5-star hotels throughout the UK. RLB has also delivered Project Management and Cost Management roles for the De Vere Village Hotel and Leisure brand roll-out programme - a £650m, 7 year roll-out of 35 new sites across the UK.



**SHERATON MADRID
MIRASIERRA HOTEL, SPAIN (DCS
MANAGEMENT)**

Sheraton Madrid consists of 182 suites, various dining rooms and entertainment rooms including a spa area.

DCS provided Project Management, M&E design, cost consultancy and legal supervision.



**PREMIER INN (WHITBREAD),
GERMANY (MTM)**

Rollout of 12 Premier Inn hotels over 5 years. Whitbread is proceeding to establish the first Premier Inn property in Frankfurt, in partnership with an established German hotel developer. This new-build property comprises 210 guestrooms and is due to open in late 2015.



CONCA PROPERTIES (FORMERLY AMORIA), ITALY AND SWITZERLAND (BEAR PROJECT MANAGEMENT)

Conca carried out in-depth feasibility studies on a series of projects in Italy and Switzerland. All resorts are 120-150 key 5-star hotels with serviced apartments, full wellness spa and sports amenities, located from Tuscany, through Lombardy and up to the southern cantons of Switzerland.



PRINCE OF WALES HOTEL, FRANCE (STERLING QUEST ASSOCIATES)

This project involved the renovation of 159 rooms and public areas (reception, bar, restaurants, lounges, patio), as well as the kitchens and plant rooms. Services provided included the TCE Estimate (All Corps of State), benchmarking and support for additional work and program changes during construction.



KILMAINHAM SQUARE, DUBLIN 8, CHERMSIDE LTD, IRELAND (KSN)

Mixed use residential, hotel and office development including underground car parking, podium and associated site development works on existing Nestle / Rowntree Mackintosh "brownfield" site. 87,301 sq.ft hotel and leisure centre with basement car park constructed next to existing live railway line.



EXCLUSIVE BALATON LTD - ZALA SPRINGS GOLF RESORT AND LEISURE CENTRE, HUNGARY (TOMLIN)

This project incorporates an 18 hole golf course, a club house with a 50 room boutique hotel, over 300 villas, terrace houses and apartments and a 220 room five star plus hotel with a luxury wellness centre. The site is partly situated on arable land and flood plain so extensive earthworks and infrastructure were required.

OUR HOTEL SECTOR SERVICES

Our work across multiple sectors ensures that we can bring best practice to bear on any project. Our services include:

Quantity surveying / cost management

We add value to your project by saving capital and lifecycle costs at the same time. We do not accept that top quality always means higher cost.

Project management

We utilise specialist expertise and strategic thinking combined with excellent communication and relationship skills to lead project teams to success. Emphasis on attention to detail throughout the project with the backing of advanced computer systems and clear reporting procedures ensures that initial budget and timescales are met without compromising quality.

Programme management

RLB Euro Alliance provides an integrated programme and project management consultancy with programme managers that provide leadership and commitment to delivering strategic change. Our Programme Management Office is the expert hub providing governance and live “at a glance” dashboard reporting. RLB Field enables our team to produce reports in real-time from site.

Building surveying / Technical due diligence

Our building surveying service is highly flexible and responsive. It is based on the firm foundations of a sound understanding of construction related issues with market leading expertise in property law.

Asset management and maintenance

RLB Euro Alliance work with both owners and occupiers to ensure that their built assets support and enhance their business objectives to provide higher financial returns and generate increased business performance which provides benefits to the environment and society. We are experts in property maintenance including strategic planning, statutory compliance and implementation.

Health and safety co-ordinator

We deliver a Health and Safety Co-ordinator service from feasibility stage onwards, which encourages all parties to consider the health and safety aspects of the design (including the end use), the buildability during construction and maintenance strategy.



ABOUT RIDER LEVETT BUCKNALL

With over 3,600 staff worldwide Rider Levett Bucknall has a truly global reach, and with such scope can offer a local presence to its clients almost without exception. We are committed to our core services and pride ourselves on our dedication to customer care and leading edge service provision.

We are an award winning leading independent firm providing our clients with some of the most comprehensive and forward-thinking advice available.

We offer a range of complementary cost consultancy, project management, building surveying, and advisory services from conception, through design and construction and operational performance of facilities to their eventual disposal or reuse.

Our clients have rapid access to the latest industry intelligence and innovations, which serve to enhance value and mitigate risk.

We provide expert management of the relationship between value, time and cost from inception to completion. We do this through our global and local team of experts, who possess a passion for both core services and innovation.

We are committed to developing new services and techniques aimed at enhancing our clients' businesses in the long term.

At a glance:

Independent,
privately owned
and managed

Over 3,600
people globally
across more than
120 offices

£160 million
global turnover

Delivering quality
services with
business growth
through customer
satisfaction

£75m European
turnover

830 staff across
Europe

19 European
partners covering
22 regions

Truly local based
approach with
expertise based
in-country

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RIDER LEVETT BUCKNALL: GLOBAL COVERAGE



AFRICA

Botswana
Cape Town
Johannesburg
Pretoria
Mauritius
Mozambique

AMERICAS

CANADA
Calgary

CARIBBEAN

Bahamas
Barbados
Caymen Islands
St Lucia

USA

Boston, MA
Chicago, IL
Denver, CO

Hagatna, GU
Hilo, HI
Honolulu, HI
Kennewick, WA
Las Vegas, NV
Los Angeles, CA
New York, NY
Orlando, FL
Phoenix, AZ
Portland, OR
San Francisco, CA
Seattle, WA
Tucson, AZ
Waikoloa, HI
Washington, DC

ASIA

CHINA
Beijing
Chengdu
Chongqing
Dalian
Guangzhou

Guiyang
Haikou
Hangzhou
Hong Kong
Macau
Nanjing
Qingdao
Shanghai
Shenyang
Shenzhen
Tianjin
Wuhan
Wuxi
Xian
Zhuhai

INDIA

Mumbai

INDONESIA

Jakarta

JAPAN

Tokyo

MALAYSIA
Kuala Lumpur

PHILIPPINES

Cebu
Davao
Manila

SINGAPORE

Singapore

SOUTH KOREA

Seoul

THAILAND

Bangkok

VIETNAM

Ho Chi Minh City

MIDDLE EAST

Abu Dhabi
Doha

Dubai
Muscat
Riyadh

OCEANIA

AUSTRALIA

Adelaide
Brisbane
Cairns
Canberra
Darwin
Gold Coast
Melbourne
Newcastle
Northern NSW
Perth
Sunshine Coast
Sydney
Townsville
Western Sydney

NEW ZEALAND

Auckland

Christchurch
Otago
Palmerston North
Tauranga
Wellington

UK

Birmingham
Bristol
Cumbria
Glasgow
London
Manchester
Sheffield
Warrington
Welwyn Garden City
Wokingham

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EURO ALLIANCE MEMBERS:

AUSTRIA

At Bau Control



LUXEMBOURG

Sterling Quest



BELGIUM

Bopro



NETHERLANDS

IGG Bointon de Goot



CROATIA

Tomlin Project Management



NORWAY

Bygganalyse



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POLAND

APP Projekt



FINLAND

Tocoman



PORTUGAL

Ficope



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