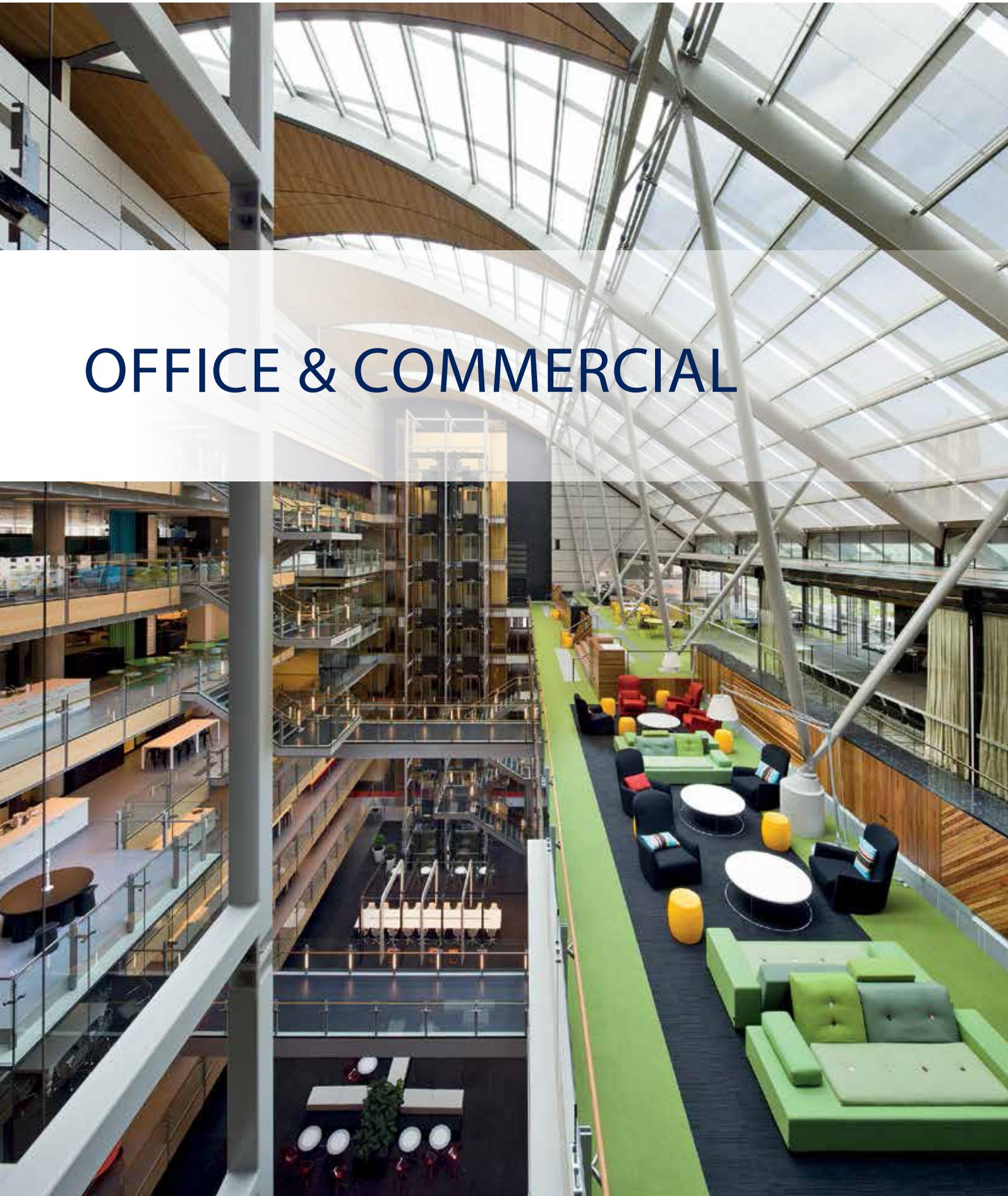


RLB | Euro Alliance

OFFICE & COMMERCIAL



Rider Levett Bucknall has extensive experience providing its Cost Consultancy and Advisory services to major commercial facilities worldwide. These landmark buildings challenge conventional thinking and contribute significantly to the environment, delivering premium office space that sets the standard for future development. Designed to make a strong visual statement with eye-catching designs that are both visionary and pioneering, it is not surprising many come to symbolise their respective city. Tangible economic, environmental and social dividends are achieved via early project completion, Green Star ratings, strong activation at street level and a boost in A grade stock. In the development of each project a strong emphasis has been placed on creating a workplace to support the culture and aspirations of the end users. The resultant lifestyle and community environment in turn provides a major contribution to the structure of the city's urban fabric.

CLIENT BENEFITS

- Provision of world-class modern work place environments to attract new and often high-profile tenants;
- Repositioning and transformation of existing assets;
- World leadership and innovation in sustainable desing and construction
- Provision of Green Star and NABERS initiatives to reduce energy costs and compete with new office buildings;
- Supporting Workplace Strategy;
- Improved Indoor Environment Quality (IEQ) provisions;
- Contribution to Quality of Life issues.

PLACE MAKING

A key component of the brief is to provide an opportunity to revitalise areas of cities through bringing major tenants to gateway sites to share services and reinforce the precinct as a workplace and community hub. Public interaction is encouraged with many of the designs incorporating public and retail spaces at the ground level to create active and vibrant pedestrian zones.

Some of these projects have emerged from development sites involving an entire city block. This integrated mixed-use style of development is founded on the principles of developing a residential and business community in a co-habitation environment to promote community integration in a new vibrant lifestyle. Multilevel retail, Piazza community spaces and street connections to the city help form this exciting concept of city integration.



SOCIAL AND ECONOMIC

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The workspaces illustrated in this brochure set new benchmarks for office design, incorporate sustainable principles and support workplace strategy to deliver tangible business outcomes and enhance staff attraction and retention. Quality components within the building services reduce operating risks and costs for the owner, ensuring ongoing lifecycle costs are kept to a minimum and tenant outgoings are competitive. Project team innovations have resulted in organisational benefits including healthier indoor environments, substantial operating cost savings and increased team collaboration and productivity.

As highly visible statements of identity for the organisation, these internal work environments promote a sense of security and wellbeing and foster collegiality among staff. Flexible, open plan layouts allow the tenant to respond to changing space utilisation and stimulate positive office culture with staff amenity zones forming primary collegiate spaces for informal gathering. The ability to locate employees under one roof and the high level of staff amenity provided in many of the examples illustrated in this brochure have led to a marked increase in efficiency.

- Substantial operating cost savings
- Increased team collaboration and productivity
- Access to facilities that support work-life balance including ground floor cafes and food outlets, cyclist facilities, gymnasium and public plazas
- Seen as advocates for quality and user-focused design

BIM CAPABILITY

Rider Levett Bucknall has invested over a decade of research and development in BIM and is leading the implementation of BIM supported cost planning, providing cost planning advice and control via the latest BIM ready technology. Importantly, we have a robust understanding of the object and element protocols design teams must follow to enable the benefits of 4D and 5D BIM to be realised. Our in-house model linked software 'Qubit' enables our participation in cost planning at the various Levels of Development (LOD) of a model providing real time cost planning and budget control as the design solution is co-ordinated to enable the most economic cost for the preferred design and functional solution.



BREEAM CAPABILITY

BREEAM (BRE Environmental Assessment Method) was created in 1990 and sets the standard for best practice in sustainable design and has become the most widely used assessment method to describe a building's environmental performance.

Thanks to our services clients, planners, funders and developers can use BREEAM to specify the sustainability performance of their buildings in a way that is easily visible in the market place, quick and comprehensive. It can also create reduced life cycle costs which increases the buildings desirability for potential users.

ENVIRONMENTAL

In creating timeless designs that are commensurate with the intended uses and the economic lifecycle of the building, great consideration is given to environmental sustainability, life cycle costing, energy efficiency and material selection. A feature of many of the developments is a 'campus style' of interconnecting floor stairs, breakout areas and façades with high levels of visual permeability. Large atriums and open, light-filled spaces work towards the buildings achieving target green star ratings. Building services and infrastructure provide fully integrated management systems designed to meet world best practice. Embodied energy, recycling ability and sustainable supply are key assessment factors in materials selection to achieve the highest environmental standards in all industry ratings.

- Efficient systems and understanding of the end-users needs;
- Heather indoor environment quality.

WHY RIDER LEVETT BUCKNALL ?

Rider Levett Bucknall is at the forefront of commercial projects, providing independent Cost Consultancy and Advisory services and setting challenging standards. Our Advisory services capability enables us to adopt a pro-active approach to whole of life management or terotechnology – the pursuit of the optimum technical and economic ownership of facilities over their whole life span.

The firm has an impressive track record of high profile developments across Europe as demonstrated by the projects illustrated in this brochure. We can provide the necessary technical expertise and independence on a wide range of commercial and facilities issues to achieve our clients' corporate objectives and contribute to the operational performance of their business.



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MAJUNGA TOWER, PARIS **UNIBAIL-RODAMCO**

The Majunga Tower is an office building located at La Défense in PARIS.

The façades of the tower are thinking to include garden and have a thermic regulation role. The tower is certificated HQE « Excellent », BREEAM « Excellent ». Majunga is the first French tower who has in all floors a loggia and a balcon for exterior access.

Services provided : Quantity Surveying
Architect : Jean-Paul VIGUIER



CARPE DIEM TOWER, PARIS

SCI Carpe Diem

The Carpe Diem Tower is an office building located at La Défense in PARIS.

The construction was focused on the ecology, the aestheticism and the practicality. The project has a 47 100 m² of Nett Floor Area whom 310 are destined to commercial spaces. It measures 166 m high. The tower is certificated HQE and is the first French tower who has the « LEED Platinum » certification.

Services provided : Quantity Surveying
Architect : Robert AM STERN Achitects LLP & SRA



TOWER D2, PARIS

BOUYGUES IMMOBILIER - SOGEPROM

The Carpe Diem Tower is an office building located at La Défense in PARIS.

The construction measures 171 m high and has a 54 000 m² of Nett Floor Area. Each floor contains 1 500 m² of office spaces.

Services provided : Economical assistance for Project Owner
Architect : Anthony BECHU (and Tom SHEEHAN)



OFFICE BUILDING, LA GARENNE COLOMBES (FRANCE) GECINA

The building is composed of office spaces (1 person per m2) and high performance façades (« HQE » & « LEED »). It has 6 floors and a 293 parking spaces on two levels.

Services provided : Quantity Surveying
Architect : VALODE & PISTRES



MALL BEAUGRENELLE, PARIS GECINA

The project is a major refurbishment of a mall closed to the Seine (55 000 m2 area). It is also HQE certificated.

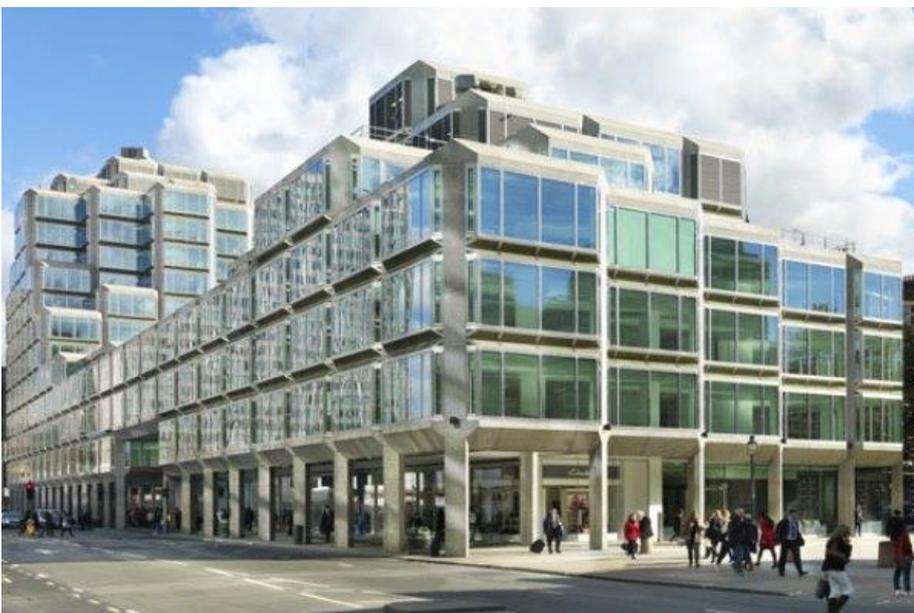
Services provided : Quantity surveying
Architect : VALODE & PISTRES



SNOWHILL (UK) VARIOUS CLIENTS

Snowhill is one of the largest city centre office developments outside London to complete in the last five years and has been profiled at BCO Conference 2014.

Services provided: Quantity Surveying



123 VICTORIA STREET (UK) LAND SECURITIES

The 123 Victoria Street commission involved the redevelopment of a 325,000 sq.ft. office and retail building. The project included the design, alterations, refurbishment and fitting out of the existing building, to provide high quality Cat A office space.

Services provided: Quantity Surveying, Tax Advisory

Architect : AUKETT FITZROY ROBINSON



DEBENHAM, OXFORD STREET (UK) BRITISH LAND

In November 2011 British Land Plc. presented the design team with a brief to evaluate options for the full exterior refurbishment of this 370,000 sq ft store, which is one of the most well-known buildings on the UK's premier retail high street.

Services provided: Quantity Surveying, CDM Co-ordinator services
Architect : Ned KAHN



GREENWICH CREEKSIDE (UK) ESSENTIAL LIVING

In January 2014 Essential Living acquired its first riverside development, Greenwich Creekside East. The 1.18 acres site, which was previously used for light industrial purposes, is situated 500 meters from Greenwich town.

Services provided: Cost Management Services
Architect : SQUIRE & PARTNERS



LINCOLN PLAZA (UK) MILLHARBOUR DEVELOPMENTS

Lincoln Plaza is set to provide one of the most prestigious and sophisticated new landmarks on Canary Wharf's iconic skyline. Up to 34-storeys in height Lincoln Plaza comprises two principal apartment towers – Franklin and Greenwich – together with a 12-storey international brand name 100-suite hotel which integrates with the two towers.

Services provided: Cost Management Services
Architect : HAMILTON ARCHITECTS



SHEFFIELD INDOOR MARKET (UK) **SHEFFIELD CITY COUNCIL**

This commission comprises the construction of 200 indoor market stalls for the sale of meat, fish, vegetables and other goods, together with a service yard. The use of a glulam beam and lattice curved entrance feature, glulam feature roof within the main market hall together with feature lighting and advanced heating and cooling systems will create a modern environment for a 21st century indoor market.

Services provided: Quantity Surveying
Architect : Leslie JONES



SKY TOWER, WROCLAW (POLAND) LC CORP Sky Tower

The project is an office-retail-residential building with a 122 000 m² area. It measures 212 m high.

Services provided : Cost control, site management, bidding department and technical supervision
Architect : Studio Architektoniczne FOLD s.c.



WEST GATE, WROCLAW (POLAND) ECHO INVESTMENT

The project is an office-commercial building with a 16 000 m2 area. It has a BREEAM certification.

Services provided : Project management, Cost control, site management, tenant coordination and technical supervision
Architect : ARCAD STUDIO



OKRĄGLAK I KWADRACIAK, POZNAŃ (POLAND) CENTRUM DEVELOPMENT AND INVESTMENTS POLSKA

The project is a retail-commercial office building. It has a 13 000 m² area.

Services provided : Project Management, Cost Control,
Technical Supervision and Tenant Coordination
Architect : JEMS ARCHITEKCI

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CONCEPT TOWER, WARSAW (POLAND) CONCEPT DEVELOPMENT BSD2

The project is an office-residential-commercial building. It has a 14 000 m² area.

Services provided : Project Management, Cost Control,
Technical Supervision
Architect : FS&P ARCUS



BEFIMMO BREEM IN-USE

BEFIMMO

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BEFIMMO is a property developer specialised in office project who decided to develop a BREEAM strategy. RLB / BOPRO realised a BREEAM In-use Evaluation and Certification for the following projects: Anvers Meir / Wapper, Axento, Brederode, Central Gate, Dubrucq, Eagle, Empereur, Fontaine Plaza, Goemaere, Guimard, Ikaros, Joseph II, La Plaine, Media, Monst, Montesquieu, North Building, Planet II Poelaert, Schuman, Trimpe, vieuw Building, Vital Decoster, Waterloo office Park, Wiertz, Wolubel (Eugène Devroye) Wop A, WTC.



BASTION TOWER, BRUSSELS (BELGIUM)

ING REAL INVESTMENT

The tower has 26 floors and a 36 700 m2 area.

Services provided: Technical advisory



PWC OFFICES BRUSSELS, ANTWERP, LIEGE, GENT (BELGIUM) **PWC BELGIUM**

Program : 30 000 M2.

RLB / BOPRO worked closely with the client to develop tools, methodology and reporting functions for the Real Estate team. This audit captured comprehensive data on their leased real estate and was used to identify and implement opportunities to deliver cost reductions and improved performance quickly and with minimum disruption and expenditure to the client. The audit coincided with movements by the bank in Liège and Gent.



WTC IV, BRUSSELS (BELGIUM) **FEDIMMO**

The project is a construction of a tower with 28 floors in Brussels. The tower has a 39 168 m2 GLA area and a 65 398 m2 GIA area.

Services provided: « BREEAM Commercial » Evaluation
Architect : JASPERS-EYERS



BALK VAN BEEL, LOUVAIN (BELGIUM) ERTZBERG

Program : 7 877 m². The project is the first housing building to obtain the « BREEAM Outstanding » Certification in Europe during his conception phase.

Services provided: « BREEAM International Bespoke » Evaluation
Architect : Stéphane BEEL

RLB | Euro Alliance

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