

# PRE-CONSTRUCTION SERVICES

THOUGHT LEADERSHIP FOR THE BUILT ENVIRONMENT



# LAYING A FIRM FOUNDATION

The pre-construction phase is one of the most critical parts of a project. Long before work begins on site, meticulous planning and expert support can help streamline the entire construction process, saving you precious time, resources and money. At Alpin, we pride ourselves in being incredibly thorough about fully understanding your client's project specific requirements and need for specialist services. That's why we look in-depth at every specification set and forensically analyze requirements with your team, so that our joint team fully understands the vision for each development.

Thanks to decades of experience in pre-construction in both the tender and post award phases, and our strong

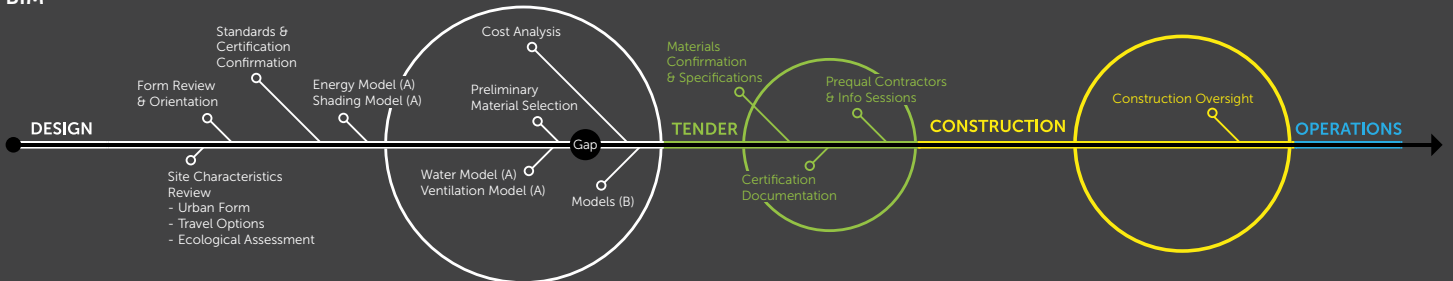
co-ordination skills, we are confident that we have the ability to turn even the most complex of projects into a reality. During the tender phase, we work closely with your team to help develop important technical strategies, uncover opportunities, conduct trainings, as well as to put together winning presentations for your client.

Once you have won the bid, we continue in our role as your trusted advisor, supporting you and liaising with your clients as part of your project team to ensure everyone remains on course with the vision for the project. From 3D – 6D simulation and intricate BIM plans, to Gap Analysis reporting for Sustainability projects, risk assessments and relative cost impact analysis, we help you lay a

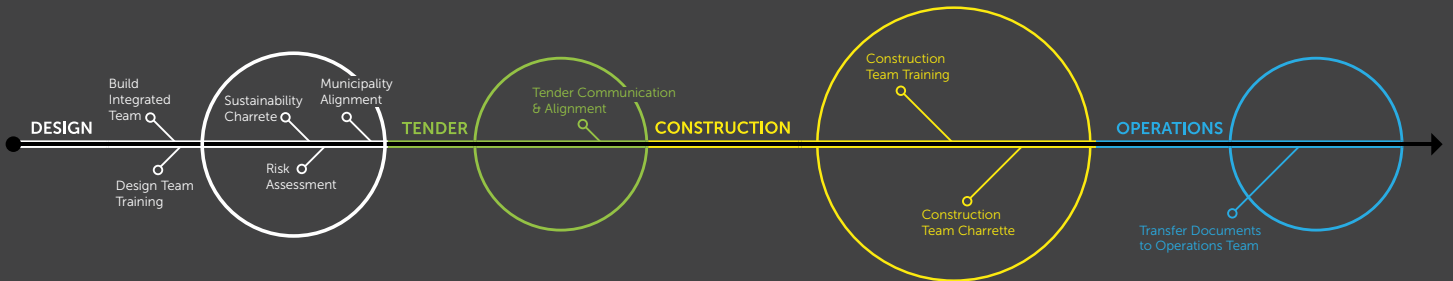
firm foundation to ensure your stakeholders can smoothly deal with every stage of your development. We can also carry out specialist, customized training to ensure that we pass on valuable expertise from some of our most senior team members.

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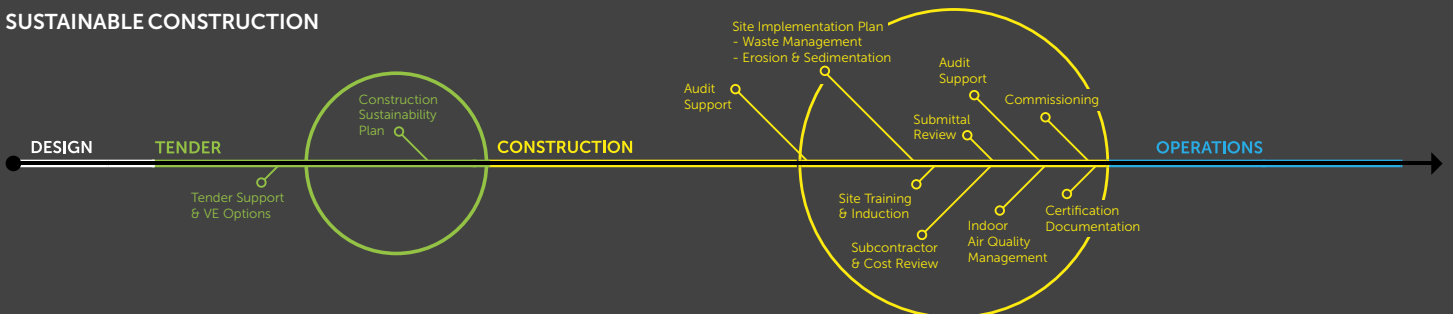
## BIM



## COMMISSIONING



## SUSTAINABLE CONSTRUCTION



# OUR PRE-CONSTRUCTION SERVICES

## THE ALPIN APPROACH

Our pre-construction services including BIM, Sustainability and Commissioning all offer vital support in off site planning, mitigating risks and understanding costs. Our experts step in right from the moment a contractor secures a project and well before they start building. We begin by working with the entire team to discuss and develop a strong BIM execution plan, to help all stakeholders to get a clear vision of the project goals. Our BIM 3D simulation then gives everyone involved a chance to visualize architectural, structural and MEP elements, while our 4D BIM services link your construction schedule to your preferred timeframe. From there, we can take it even further in 5D, to see exactly the costs involved in realizing your project. We adhere to BS / PAS 1192, a British code of practice for BIM to ensure we deliver the very best quality of pre-construction services and information.

Whether your project requires LEED, Estidama, GSAS, BREEAM, WELL, CEEQUAL, Energy Star or Net Zero certification, we can also write detailed plans for your development team so that they easily understand every single phase of your project, while our GAP analysis services will help root out inconsistencies and optimize procedures. The result is a project that runs more smoothly to schedule and above all, saves you time and money in the process.

*“Once you have won the bid, we continue in our role as your trusted advisor, supporting you and liaising with your clients”*

## PRE-CONSTRUCTION PROJECT SERVICES:

### Tender/BID Support

The tender and bidding phase can be a highly competitive and time-consuming process. Our bid support services include writing strong technical strategies, compiling winning presentations and conducting training, all with a view to impressing your client and securing the contract.

### BIM Planning and Execution Plan Development

Our detailed BIM strategies ensure that everyone involved has a clear understanding of exactly what role BIM will play and why it will add major value to a project. We'll lay down a strong blueprint that is required to support the developed BIM process.

### Cost and BoQ analysis for specialist services

We can help you with this vital part of the tender process to ensure you accurately detail the specialist costs for the project you are bidding on, from the price of materials and resources, to the charge for consultancy.

### Value Engineering

We take an organized approach to finding materials and methods that can help to lower the cost of your project, without compromising on its quality or functionality.

### Laser Scanning and Site Inspections

High tech laser scanning is an invaluable surveying tool that helps us capture important 3D data on site. This can then be used for visualization, modelling and BIM planning.

### Financial Analysis

An in depth analysis of the viability and profitability of a project is a must before you take on a development. We will provide you with a valuable insight into a planned development to ensure the benefits for you and your team provide a good ROI.

### Sub-consultant / Sub-contractor evaluations

We can look in detail at the capabilities of a sub-consultant to ensure they have the right skills for a specific project.

### Plan Development for Municipal Approvals

Gaining Municipal approval for a project can be a time consuming process – we take care of all the details, from handling the paperwork to drawing up a detailed plan to meet all requirements.

### Gap Analysis - LEED, etc

Our detailed GAP analysis studies ensures the feasibility of your development. We work to meet any sustainability requirements for your project, check for inconsistencies and look at innovative ways to optimize anything that could help you to save time and money.

### Risk Assessments

We carry out detailed risk assessments to identify any projected pitfalls or hazards of a project, and then help you develop ways to avoid or control your risks.

### Specialist Technical Training

Our strong in-house team has a vast knowledge and skill base, allowing us to offer specialist technical training in a wide range of areas, from sustainability and design to BIM and commissioning.



# PRE-CONSTRUCTION PROJECTS THAT DELIVER RESULTS

Improved test scores when compared to non-LEED projects.

- ↖ Faster Submittal Approvals
- ↖ Faster project start-up
- ↘ Reduced clashes during construction
- ↘ Reduced Scheduling and Budgetary Risks
- ↖ Faster identification of items on your critical path
- ↖ Trained and Up-skilled Construction Team



# PRE-CONSTRUCTION CASE STUDIES

In any significant construction project, there are many elements that must combine to ensure a development's success; from meeting intended operating procedures, to ensuring the entire journey is meticulously documented so that facilities management can take over after construction. Alpin confidently takes control of your facility from design and construction, to completion and beyond.

## TECHNICAL EXPERTISE

We work with superior caliber team members who have the competency, skills and experience to perform inspections, commissioning and startup at the highest of levels. Combine this with our patented technology/work flow process and you can rest assured that your development will be ready for operations without compromise.

## PROJECT MANAGEMENT

We provide the best in class team to assist in or fully define and execute independent advisory audits, commissioning, start-up and completions. We approach projects by combining the skills of our highly experienced personnel, with our proven and highly productive way of working. We also employ standard project management tools such as BIM asset tagging software, Primavera and Aconex.

## THE RESULT

**Better project outcomes, delivered on-time at lower cost.**



## OUR TEAM

### Internationally Experienced

Our consultants have worked in nearly every region of the world. They represent five continents and between them speak eleven languages. Having lived and worked in different countries, they fundamentally understand the dynamics within and between markets. All of our consultants have hands-on emerging markets experience.

## PRECONSTRUCTION TEAM LEADERS

### Jourdan Younis

Managing Director (American)

Jourdan continues to build a robust consulting firm known for its commitment to quality and professionalism. Jourdan holds an MBA from London Business School and a BSc in Construction Management from California Polytechnic. He takes great pride in making a positive impact in the cleantech industry, exceeding client expectations and making Alpin a truly exceptional organization to be part of.

### Rami Ghanem

Technical Operations Manager

Rami is a Mechanical Engineer who holds a Master's Degree in Building Services Engineering from Heriot Watt university Edinburgh UK with 11 years In Design, Supervision and Commissioning of Building services. He is deeply specialized in Commissioning, Energy Value Analysis, Renewable Energy Studies (Solar Cooling and Solar Heating) and has strong experience in project management and in electromechanical systems.

### Nareg Oughourlian

Strategic Consultant

Nareg is a Construction Professional with a background in Mechanical Engineering who has advised developers, consultants, and contractors on the integration of sustainability in the built environment. With extensive experience in Sustainability and Commissioning for the built environment, he is leading our business unit and to leverage our value added services to partners and clients while ensuring that Alpin's core values are reflected and manifested.

## CONTACT INFORMATION

### Abu Dhabi Office

Courtyard & Incubator Buildings  
@ Masdar Institute, Office 118,  
P.O. Box 135097, Masdar City,  
Abu Dhabi, United Arab Emirates

Tel: +971 2 234 6198

Fax: +971 2 234 6199

Email: [contact@alpinme.com](mailto:contact@alpinme.com)

### Dubai Office

DWC Business Centre,  
P.O. Box 390667,  
Dubai World Central,  
United Arab Emirates

### Doha Office

Palm Tower, Block B  
15th Floor West Bay  
P.O. BOX 26600  
Doha, Qatar

Tel: +974 4034 2073

Fax: +974 4034 2020

### European Partner Office

Alpha GmbH (Munich, Germany)  
ALPHA Energy & Environment GmbH  
Landsberger Straße 98  
80339 München, Germany

### Kuwait Office

Al-Soor Street,  
Al-Shamiya Tower, 16th Floor  
Al Kuwait, Kuwait  
Tel: +965 2233 1833