

# ACHIEVE THE CHANGES IN ACTIVITIES, REAL ESTATE AND TERRITORIES

## Industrial, services, retail, R&D and logistics sites and buildings: successful construction and restructuring projects



Successfully completing a development or construction project relies on a variety and complexity of choices and actions in its operational phases that fall to project participants in which designers and developers are key stakeholders. The client, investor or user must know how to mobilize skills and resources at the right time: state their requirements, choose the design and construction methods and the appropriate stakeholders, organize the implementation and cooperation on the job, be involved in steering and coordination, monitor the rollout, mediate on an ongoing basis, etc....

### A range of skills to conclude your projects:

- construction, utilities, energy
- urban planning, ICPE
- specific environments
- all technical trades
- consultation, analysis et optimization of tenders, contractualization
- economy of construction
- planning, organization, co-activity
- receiving, transfers and validation



Operations, investment  
& development

Since 2001 Lindea have been working with industrial, service and cooperative groups, as well as local authorities

Since 2001, one team, 3 work fields  
for tailor-made support to your real  
estate decisions and projects



**CONSULTING** in organization  
& set up of businesses and  
sites



**DEVELOPMENT** of sites &  
territories, valuation &  
financing



**MANAGEMENT** of  
infrastructures & construction  
projects

**LINDEA** carries out 70 to 80 assignments each year, 10 to 15 of which are projects concerning operational phases of construction or redevelopment projects throughout France

**LINDEA is independent**, including operators and real estate marketers, technical and architectural project managers

The following companies have placed their trust in **LINDEA**: Air Liquide, Elkem, Boiron, Hexcel Fabrics, Gerflor, Mérieux Nutrisciences, DMS, Sika, Renault Retail, Aguetant, Aramis Auto, Processium, ...



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# YOUR QUESTIONS...

**RESSOURCES, ORGANISATION & PLANNING:** what internal project resources should be planned, phase by phase? Who can express and formalize our specifications, and the constraints related to my activity and my process? Do I need an architect, program manager or Project Management Assistance? How to phase a sequential restructuring process on an occupied site?

**PROJECT DEVELOPMENT MODES:** separate trade contractors, general enterprise, design-build company, turnkey, promotion: in what cases and with whom? What is the difference in cost, delivery, warranty and liability for the Program management?

**OPTIMIZATION COST, TIME, QUALITY:** how can I understand and challenge the consultants, architects, builders, as well as my users? What is the cost of flexibility and scalability? Should I be in the technical or market standards for this project? And the energy performance?

**COMPLIANCE AND ADHERENCE TO COMMITMENTS:** what incentive and coercive provisions should be in the contracts? How can I avoid planning missteps? In receiving operations, what should the level of requirement be on the technical tests and which systematic approach in the checks? Who manages the lifting of reservations?

**TRANSFERS AND COMMISSIONING:** how can I optimize the time between the building availability and its commissioning? Start the transfers during the work? Involve the teams upstream of the change?

## ... A DIFFERENT MANAGEMENT ASSISTANCE STRUCTURE WITH ADDED VALUE



**SPECIFICATIONS AND TECHNICAL:** compendium of issues, needs assessment, analysis of functional constraints, technical and regulatory; collective agreement; spatial solutions and zoning; premises data sheets; synthesis of a comprehensive adapted program



**OVERALL MANAGEMENT OR A LA CARTE:** organization, project conduct and coordination; user representation of the project management for the operation, the investor; project monitoring; modification management; management of receiving

**PROJECT MONITORING:** advice on the modes of development and of contractualization; assistance with negotiation; resources monitoring and regulating, planning and contracts; steering arbitrations and optimizations of needs, solutions, deadlines and budgets (CAPEX, rents, OPEX incidents)

### Project Management Assistance up to the commissioning:

to establish a program and monitor its application

to organize and ensure the operational conduct of the project

- senior project managers with construction and technical project management backgrounds
- mono or multi-projects assistance
- integration into your project team and involvement in overall coordination
- possibility of flash interventions: one-off audit, expert opinion, project reviews, organization analysis, receiving, etc....

Lindea assists operators and owners-investors, in the implementation, update and operational deployment phases of construction projects, expansion, restructuring

