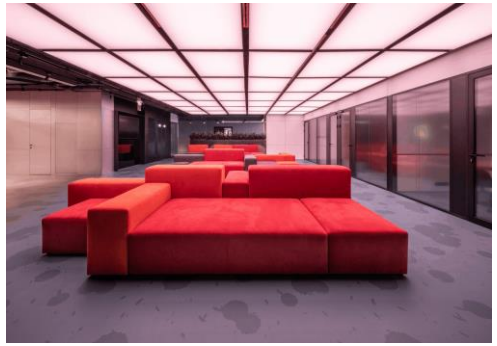
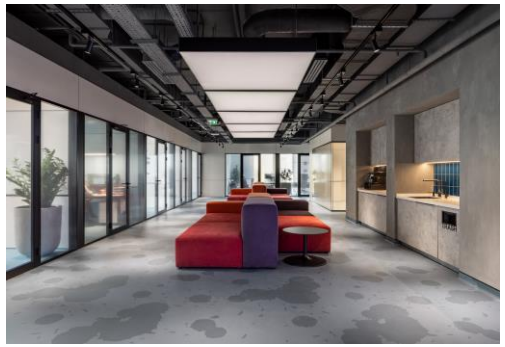
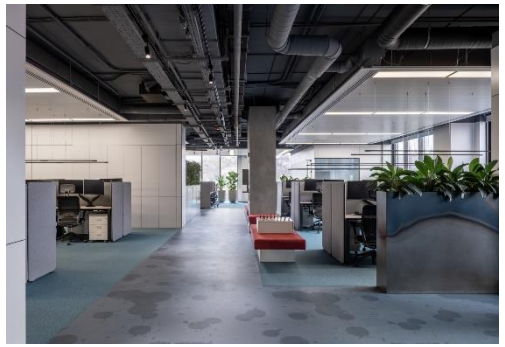
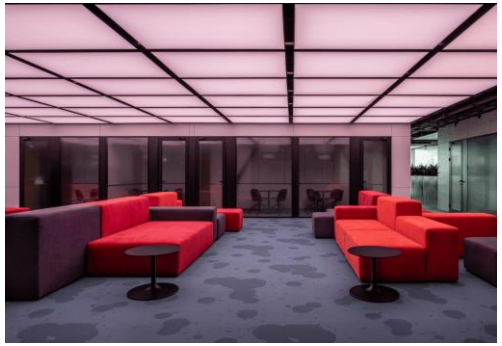


- IRES was nominated to execute project management services for major Israel IT segment player new office development in BC «Platforma» at 3, Korolenkivska str (2,3,4,5 floors). It was a total of 6,500 m2
- Within the Project, our team effectively coordinated the work of the Customer's team, developers of design and detail design, which resulted in ready to go detail design and BOQ documentation.
- Developed documents package served with a request for proposal became the basis for carrying out of the tenders for General Contractor services, IT infrastructure, and Multimedia nominated contractors. Our PM business analysis group became an integral part of the procurement process done by the Customer. The contracts with the chosen suppliers/providers were worked out together with Customer procurement and legal advice and signed to start the execution of the works.
- Project timeline and project budget were developed and constantly monitored by our team. Regular weekly conference calls were conducted with the Customer project team and specialized customer IT team.





- On the way to the project execution, the Customer instructed to change some parts of the space plan of the floors. It was challenging for PM team as changes required by the Customer led to the necessity of re-doing architecture, Ventilation and Condition, Fire Fighting parts of detail design as well as re-visiting of some works already executed at the site by that time. Despite all the issues, our PM team effectively managed that change, minimizing of impact on project timeline.
- The list of additional works took place within the construction works execution. PM team together with the Customer procurement department examined the additional costs and carried out the negotiations with the general contractor to leverage the additional costs with reasonable market practice.
- Our technical control team was 100% dedicated to the site while executing construction works within 4 months, ensuring the quality of works, and quality of supplied materials. Acts of hidden works and acts of acceptance were checked and signed. Apart from daily communication, weekly on-site meeting were held with the participation of the general contractor, nominated IT and multimedia contractors, and customer representatives.



- PM team also controlled and checked allocation of the working stations, conference room, in-built furniture, and implementation of greenery concept throughout the office space.
- The project was executed during the active phase of COVID-19. Therefore, despite the project's complexity, the PM team was put into a situation where no customer visits were done till the very end phase of the project. Still, we did our best to fully comply with Customer expectations and instructions during all the works re development of detail design and further execution of the works.
- At the end of construction works and installation of engineering systems, special complex tests for the integral work of fire-fighting and access control systems were done. Special attention was paid to electricity back up provision for the office space (line of Diesel Generator-UPS), which supported IT equipment in server rooms.

Architects: Slava Balbek, Maria Povstyana, Mariia Kozachuk, Lilly Bondar, Yevhenii Zavitaev

Photo credits: Andrey Bezuglov, Maryan Beresh