



# ProClienta Group

ProClienta Group, s.r.o. has been active in the Slovak market since 2014. We provide services based on our **many years of experience** in the fields of construction management, project management, investor technical supervision, and legal as well as engineering services. We provide **comprehensive client-oriented services**. Among our core values are understanding of the client's interests, anticipation of their needs, and work performed with high quality. Our processes correspond with the requirements of ambitious and demanding investors.

Our project management focuses on all processes from preparation to the realization of projects in the field of the development of administrative buildings, medical facilities, residential buildings, industrial and sports parks, as well as many other construction types. **We make every effort** to propose rational and cost-effective solutions for the realization of investment projects based on our experience in cost management. To achieve **the best quality/price ratio**, our company focuses on project optimization by researching the variant technological solutions available in the European markets and paying continual attention to price development, which enables minimalization of investment costs. Providing regular reporting to the investor is a standard for us, including detailed documentation and **transparent financial statements** of the construction following international standards.

Our company manages its software solution to ensure tender transparency, including a fully automated tender evaluation process. In the process of investor technical supervision, an essential part of our work is the use of a mobile application for effective daily communication between the contractual and third parties, preserving photo documentation of the construction progress of a given project.

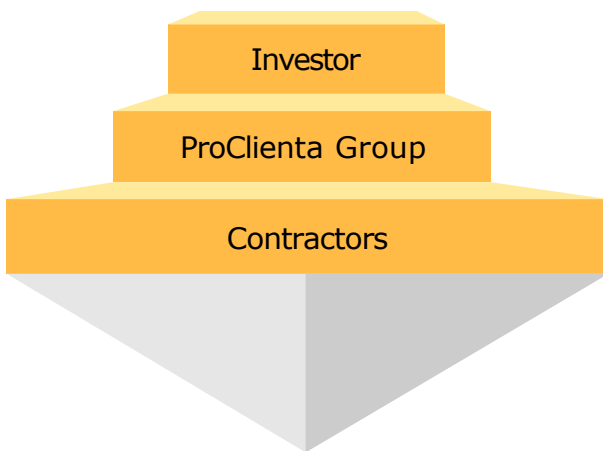
Construction project management serves to effectively plan activities related to the realization of an investment project, which ensures **compliance with these three fundamental parameters:**

**QUALITY · COSTS · DEADLINES**

# Services offered

## Construction management (CM)

The essence of construction management is the classification and logical arrangement of project phases according to their correlation and time succession. The project manager's team organizes tenders to select and consequently contract a qualified contractor specializing in a given type of work needed. Construction management creates a simple hierarchy between the investor and the contractor.



### The results of such redistribution of project work are

#### a) Financial savings:

- direct link between the investor and the contractor
- prevention of the complicated chain of subcontractors
- effective use of resources
- simple costs control

#### b) Time savings:

- capacity readiness of contractors
- strict fulfillment of deadlines
- prevention of unplanned idle times

#### c) Higher quality of project realization:

- realization of individual tasks by a specialized contractor
- continued coordination and control of construction work by the investor technical supervision (ITS).

## Investor technical supervision (ITS)

The main task of investor technical supervision is to defend the interests of the investor. Joining the activities of the technical supervisor and project manager strengthens the investor's expert position towards the architect, contractor, as well as the offices of state administration.

### Description of technical supervision activities (ITS)

- Supervision of the compliance of construction work in progress with the project documentation
- Coordination of construction and assembly work
- Supervision of the work in progress to follow the construction schedule
- Supervision of the inbuilt materials and products under the actual norms, certificates, and attestations
- Coordination of safety at the construction site
- Preparation of materials needed for the handover of the project.

Our company is ready to fulfill our client's visions and to adapt to their current needs. By employing our services, our clients have oversight of the construction progress, the use of financial resources, and the quality of the completed work.

# Project management phases

## Preparation

- consultancy concerning the creation of project documentation
- anticipation of needs and minimization of risks associated with the realization of investment plans
- supervision of project documentation
- preparation of an estimate of the project financial costs
- preparation of the budgets
- preparation of the construction schedule
- organization of detailed tenders and regular progress reporting to the investor
- professional and legal advisory when entering contractual relations
- communication with all involved parties to find the ideal solution concerning the investment, project, and technical requirements

## Realization

- coordination and supervision of construction and assembly work
- coordination of contractors
- execution of investor technical supervision
- supervision of the inbuilt materials and products under the actual norms, certificates, and attestations
- reporting
- cooperation with the architect and the copyright supervisors focused on ensuring compliance of the construction work with the project documentation
- supervision of the work progress aimed at keeping the construction schedule
- regular supervision of expenses during the process of construction
- management of changes
- cost updates caused by the changes in the project
- supervision of compliance with health and safety regulations
- supervision of the documentation of actual construction

## Completion

- management of the final approval process
- management of elimination of defects and backlog work
- management of warranty claims
- final cost evaluation
- preparation of the building's management and operations documentation
- finalization of the documentation and its submission to the investor
- preparation of materials needed for BREEAM and LEED certification (certification systems evaluating quality and sustainability of buildings in the context of economic-environmental relations)

# References



## NEW GENERATION HOSPITAL

The hospital is located in Bratislava neighborhood called Lamač. The main objective was to build a modern hospital, which provides urgent and ambulatory care to everyone from day one in specialized medical facilities. Of all the hospitals in Slovakia, this one surpasses them in terms of modern design and technological equipment. The total area is 53k m2 within 5 floors. The complex consists of eight wings all connected to a shared base with 8 elevators.

## BORY HOME I and BORY/HOME III

The aim of the project Bory Home is to create a high-quality and healthy environment for a full-fledged private and public life of its residents. The urbanistic concept is based on a simple and clear structure allowing for further development. Priority is given to pedestrian movement and relaxing leisure activities in the nearby city park.



## PARKING HOUSE DIGITAL PARK

The Parking House Digital Park is located in proximity to the Digital Park administrative center in Bratislava – Petržalka district. It includes six above-ground floors (the roof is drivable) and one floor underground.

## KINDERGARTEN BORY

The kindergarten is constructed as a modern single-story building with high standards for 70 children (5 classes). The kindergarten campus includes communications, parking, walking paths, paved surfaces, and playgrounds.



## HOUSING FACILITY FOR MEDICAL STAFF

Comfortable housing for the hospital staff, as well as temporary accommodation for physicians and nurses partaking in conferences and training. The facility is located in the vicinity of the new hospital, shopping mall, newly built kindergarten, and a city park.

## AGÁTY

In the Dúbravka district, one will soon be greeted by the new houses and apartments that constitute a combination of family housing, high-quality technical realization, and an investment in a peaceful district of a big city. Agaty complex on Agatova Street is located in the greenest Bratislava neighborhood Dubravka. The southern area is attractive in terms of nature views and hiking trails.

From the northern side you have easy access to all social infrastructure such as schools, hospital, cinemas. Future residents can expect increased living standards, strengthened family and neighbor ties, and a community swimming pool.



## Contact



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