



THE MOTIVATION OF CONSTRUCTION

DESIGN, PROJECT MANAGEMENT & CONSTRUCTION

# PRESENTATION OF COMPANY SERVICES



## Who we are - Company Profile

## Our Services

- Requirement Analysis & Conceptual Design (RA)
- Schematic - Preliminary Design (PD)
- Detailed Design (DD)
- Project & Construction Management (PM & CM)
- Supply, Construction & Special Equipment Installation (Co)
- Commissioning & Facility Management (Cx & FM)
- Consulting & Technical Due Diligence (TDD)

## Our Certificate

## Our Company Structure

## Our Clients

## Reference Projects







BUILDINGS



MEP &amp; INDUSTRIAL



HOTELS



SPECIAL WORKS



ENERGY

FACILITY  
MAINTENANCE

DESIGN



CONSULTING

**ERGO TECHNIQUE** is a modern and powerful technical company that operates in a wide range of projects such as Industrial Buildings & Logistic Warehouses, MEP Facilities, Hotels, Commercial Offices, Industrial Facilities, Special Projects.

**ERGO TECHNIQUE** provides services for the design, project management and construction of technical works. With the most modern technological tools we adapt the project to the needs of the customer. In collaboration with the engineers and technicians who frame our human resources, we are able to handle all kinds of simple or specialized requirements with absolute know-how and methodology offering high quality services.

**ERGO TECHNIQUE** provides high quality results in both Greece and Cyprus as well as in countries in Europe and the Middle East.



**ERGO TECHNIQUE** has the method and experience for **DESIGN, MANAGE** and **CONSTRUCT PROJECTS** such as:

**BUILDING PROJECTS**



**MEP & INDUSTRIAL PROJECTS**



**HOTEL PROJECT**



**SPECIAL WORKS**



**INDUSTRIAL REFRIGERATION SYSTEMS**



**RENEWABLE ENERGY SYSTEMS**



**INDUSTRIAL FLOORS**



**ESFR (Early Suppression Fast Response)  
Fire Sprinkler Systems**



**ERGO TECHNIQUE** has the necessary technical background to implement each requirement.

1. Requirement Analysis & Diagnostic Reports (RA & DR)
2. Detailed Design (DD)
3. Project Management (PM)
4. Construction & Construction Management (CO & CM)
5. Commissioning & Facility Maintenance (Cx & FM)

### A. REQUIREMENT ANALYSIS



### B. DETAILED DESIGN



### C. PROJECT CONSTRUCTION





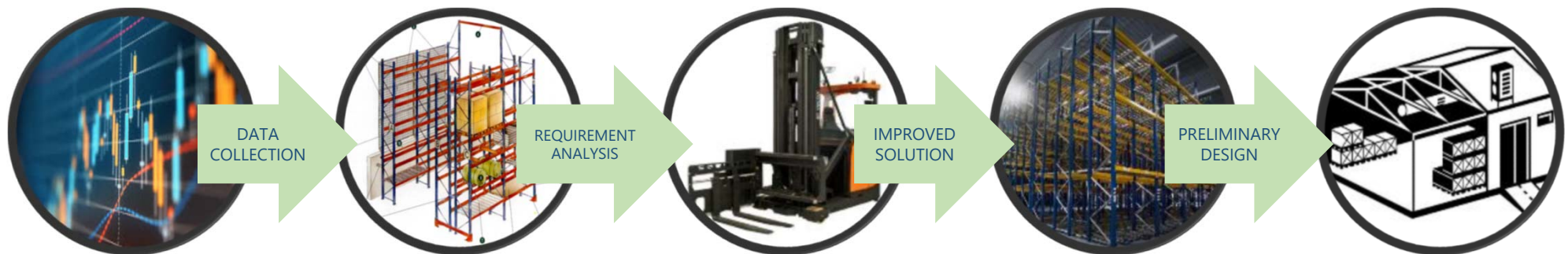


## 01. REQUIREMENT ANALYSIS

We believe that understanding customer requirements is the key pillar to ensure the integrity and completeness of a project

For this reason each project starts with the **Analysis of Requirements & Diagnostic Study** (Storage Needs, Productive Needs building needs, etc.) until the formation of the final Building Concept.

With this approach we are able to adapt and anticipate every possible need of the project at both technical and economic and operational level.

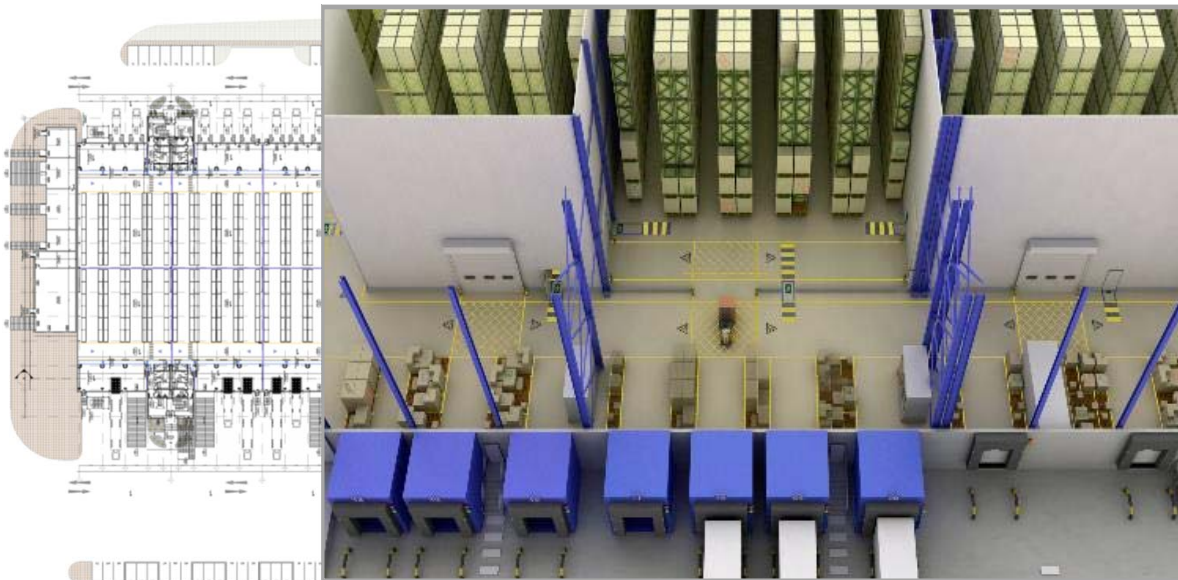




## 02. BUILDING CONCEPT

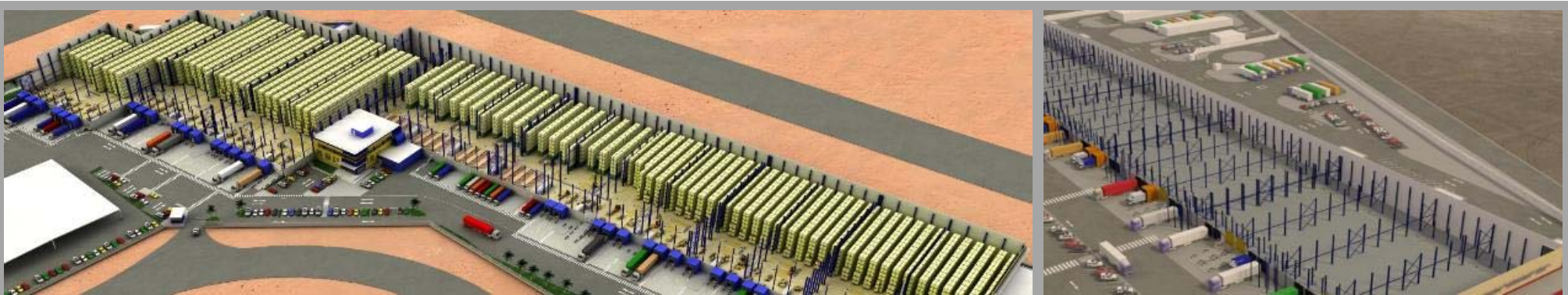
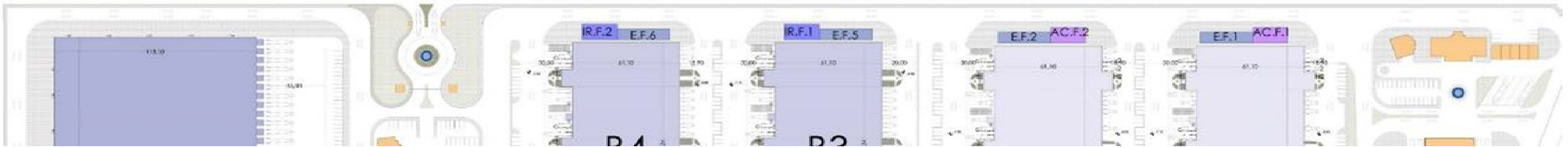
The building under design shall adapt to the **current stock & production needs and not vice versa**. Such requirements relate to the following:

- Maximum Storage volume of building
- Optimum flow of goods in the production process
- Flexibility of racking arrangement with variable aisle positions
- Size flexibility of all functional areas (RL, Cross Docking Area, Added Value Area)



## 03. MASTER PLAN

Design includes **full utilization of available terrain** and construction of the project in phases, in order for a possible future plant expansion to be optimum from a financial, technical and operational point of view.

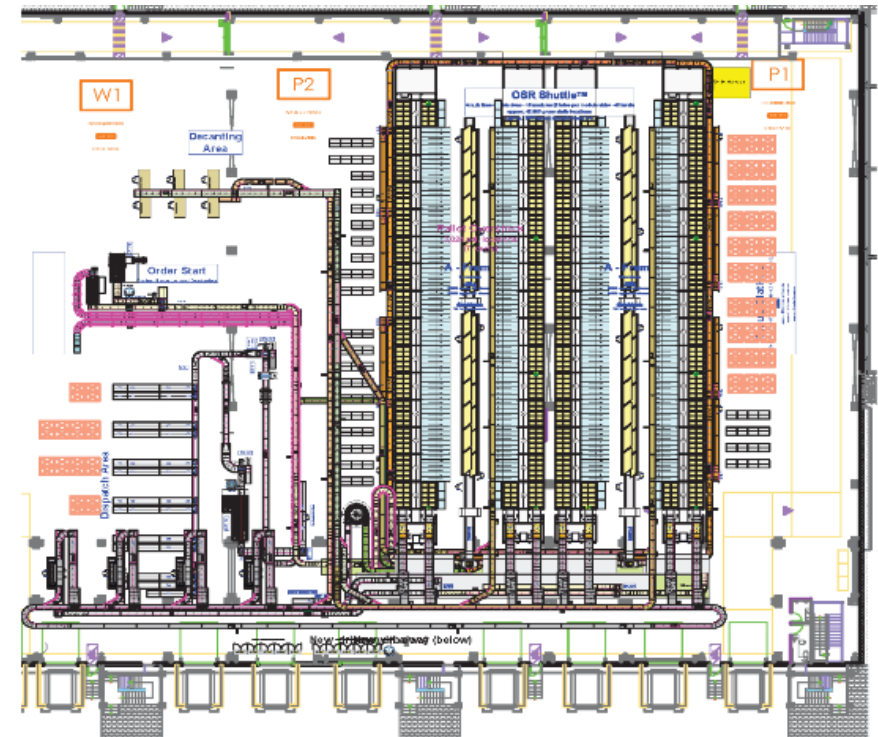




## 04. ACTIVITIES &amp; EQUIPMENT

Presentation and **selection** among the most up to date **methods and equipment in Logistics Center operation:**

- Racks
- Material Handling Equipment
- Automations Systems and
- Warehouse Management Systems & Activities



**Diagnostic Study and Requirement Analysis** aim to **collect, organize, illustrate** and **present** all project requirements regarding the **Building Structure**, the **Electro-Mechanical Facilities**, the **Production Procedures**, the **Financial Restraints** and the **phases of Design & Construction**.

This section defines the contents of each stage of a project.



1. Data Collection & Organization of Project Design Standards
2. Diagnostic Study & Market Research for Special Equipment Installations
3. Building Concept Analysis, Development & Presentation
4. Building Composition (Drawings, Technical Specifications, Business Plan Budget)
5. Installation Approvals
6. Business Technical Documentation

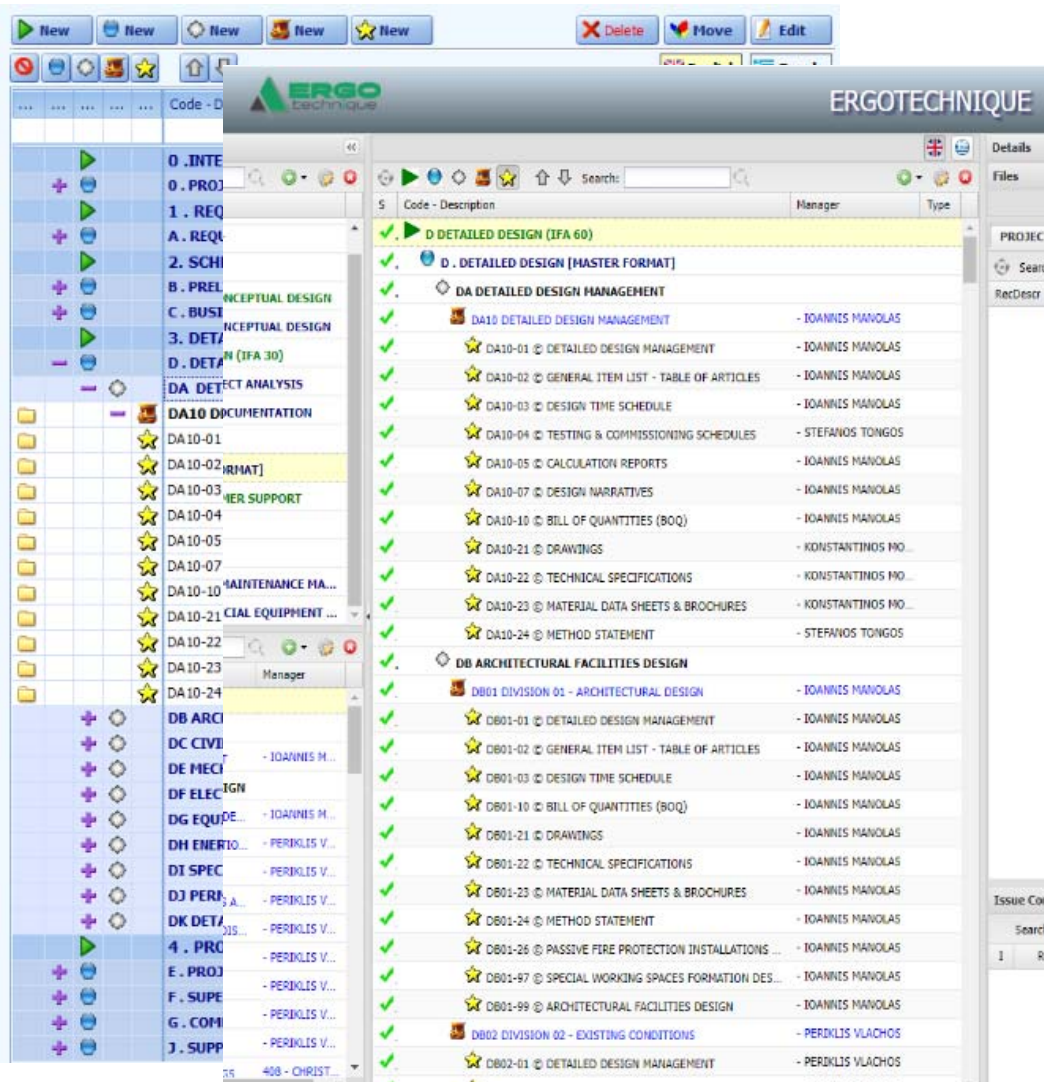
This section is the final design step of the project and concerns:

- **Detailed Design for Architectural** ( Architectural, Exterior Improvements, Passive Fire, Offices, Energy Efficiency Certification)
- **Detailed Design for Structural** (Metals, Concrete, Floors Εκσκαφές, Earthworks & Foundations, Structural, Slab on Grades)
- **Detailed Design for Civil** (Earthworks, Demolition)
- **Detailed Design for Special Equipments** (Signage, Offices Equipment, Production Equipment, Storage Equipment, Railway Equipment)
- **Detailed Design for Industrial Refrigeration**
- **Detailed Design for Mechanical Services & Networks Design** (HVAC, Fire Suppression, Water Suplly, Sewage Disposal, Ventilation, Pressured Air, Elevation Systems, GAS Systems)
- **Detailed Design for Electrical Services Design** (Lightning, Panelboards, Utility Grid Connection, Main Distribution Installation, Earthing & Lightining Protection, Communications)
- **Detailed Design for Special Systems**
- **Detailed Design for Renewable & Sustainable Energy Design**



# Continuous Improvement & Innovations

Before: Management Information System (MIS)



# To manage DD deliverables

## DA10 DETAILED DESIGN MANAGEMENT

DA10-01 © DETAILED DESIGN MANAGEMENT

DA10-02 © GENERAL ITEM LIST - TABLE OF ARTICLES

DA10-03 © DESIGN TIME SCHEDULE

DA10-05 © CALCULATION REPORTS

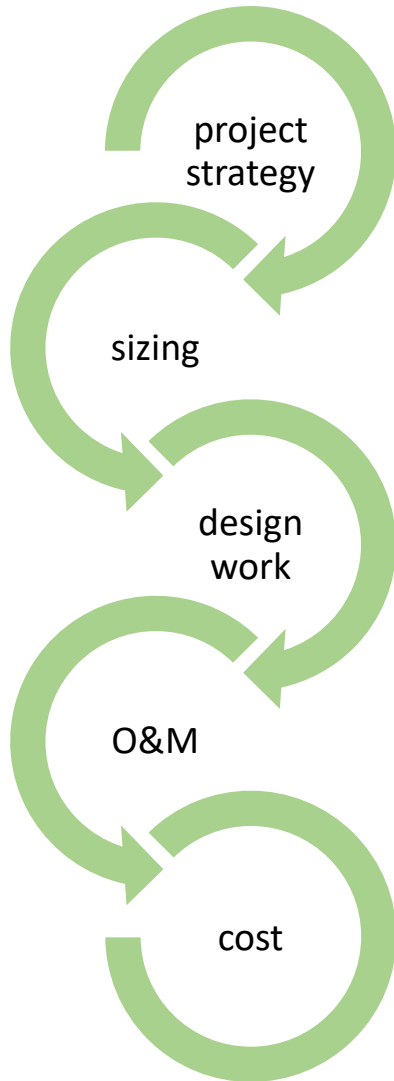
DA10-07 © DESIGN NARRATIVES

DA10-10 © BILL OF QUANTITIES (BOQ)

DA10-21 © DRAWINGS

DA10-22 © TECHNICAL SPECIFICATIONS

DA10-23 © MATERIAL DATA SHEETS & BROCHURES



- ✓ Concept Design & **Project Strategies** in detailed form, character and function
- ✓ Finalization of all equipment and system **sizing**, as well as of all component materials
- ✓ Completion of all intermediate architectural and engineering **ERGO TECHNIQUE design work** (incl. calculations, specifications, drawings, quantity takeoffs and descriptive information in sufficient detail) in compliance with the design brief, International Standards & Regulations and best practice
- ✓ All other activities receive input from and incorporate solutions for management, **operation, maintenance**, staffing, servicing, etc. ensuring that Client requirements are met
- ✓ Derivation of **Cost** Information

Development of design work as follows:

- Consultation from **Third Parties** (vendors, specialists, etc.), where required
- **Coordination** between different disciplines based on Project Organization Chart
- **Project Design Criteria development** from Concept Design stage based on Design Brief as guidance for all disciplines
- **Deliverables specified** in terms of type, nomenclature, content, detail level etc.
- **Change Control Procedures** implemented to ensure that any changes to the Concept Design are properly considered and signed off

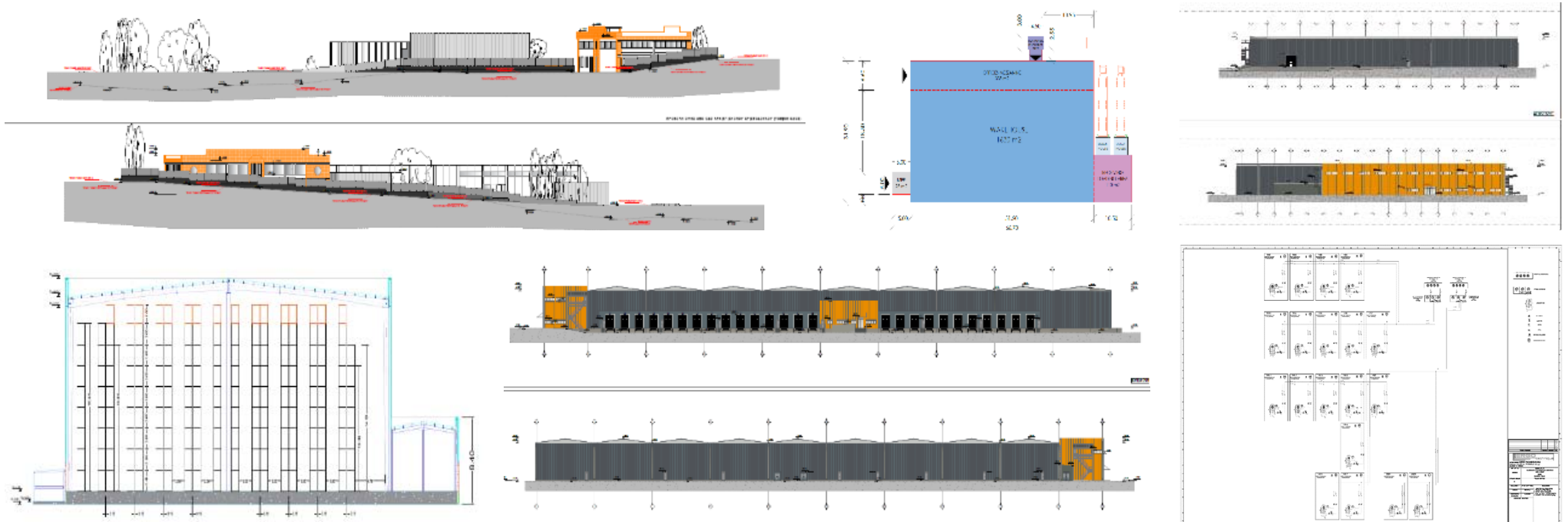
02 © GENERAL ITEM LIST - TABLE OF ARTICLES

A comprehensive list of items specified in each discipline to provide the foundation for the extraction of **cost information** provided separately for **different types of building areas or construction phases**. Item List structure is based on respective Technical Specifications (see DA10-22) as follows:

1. DIVISION (e.g. D07. THERMAL & MOISTURE PROTECTION)
2. SUBDIVISION (e.g. D07.48c. Cooling Panels)
3. SECTION (e.g. D07.48c.10c. Box in Box Cooling Panels)
4. ITEM (e.g. D07.46.19.01c. Steel Profile & Special PIR Siding Panel)
5. SUB-ITEM (Items with specific technical & numerical data included in respective ITEM)

DIVISION		SECTION						EQUIPMENT				ITEM				SUBITEM													
OR																BASIC DATA													
1. TITLE DIVISION	# DIVISION	CODE (A2)	# DIVISION DEVELOPMENT	2. SECTION	CODE (Bx3)	CODE SECTION ILS	# SECTION DEVELOPMENT	# CODE A2 (A.L.)	SECTION NAME	3. EQUIPMENT	CODE (Bx3)	CODE EQUIPMENT ILS	EQUIPMENT NAME	EQUIPMENT DESCRIPTION	# EQUIPMENT DEVELOPMENT	# CODE A3(A.L.)	# EQUIPMENT	4. ITEM	# ITEM DEVELOPMENT	# CODE A4 (A.L.)	ITEM NAME	Technical Specifications - Construction Details	# ITEM	SUBITEM DIMENSION	# SUBITEM DEVELOPMENT	CODE SUBITEM ILS	Numerical Data Subcategory	# Type of UPI if Subitem	
DIVISION 07 - THERMAL AND DIVISION 07 - THERMAL AND DIVISION 07 - THERMAL AND DIVISION 07 - THERMAL AND DIVISION 07 - THERMAL AND DIVISION 07 - THERMAL AND	D07	46	1 (Y) PROVIDED	SYSTEM	46	DV07.46.000	1 (Y) PROVIDED	46	Siding																				
									SUBSYSTEM	19	DV07.46.19	Steel Siding	1. Delivery, Finishing		19														

1. Final Studies
2. Permitting Phase
3. Detailed Design
4. Project Item List
5. Tendering Files





This section consists of the client's technical support with regard to the project's Execution Strategy, Technical Management & Construction Supervision and Project Management.

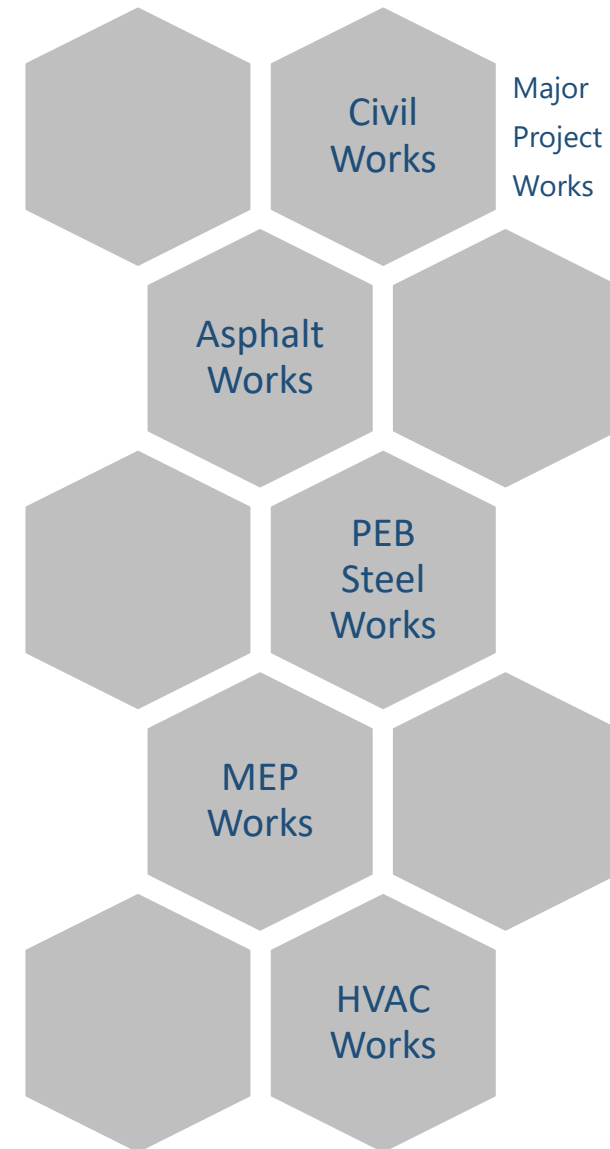
- **Project Tendering Process** (Offers Evaluation, Contractors Negotiation, Technical Contracts)
- **Technical Management & Project Supervision** (Construction Engineer Reports, Project Calendar Data Base, Project Photo Gallery, As Built Drawing, Safety Control)
- **Project Management** (General Administration, Communications & Issues Protocol, Project Management Schedule, Quality Control Project, Budget Management, Finance Program Management)
- **Commissioning Management & Facility Maintenance Management** (General System Startup, Testing & Commissioning, Start Up, Staff Selection & Training)

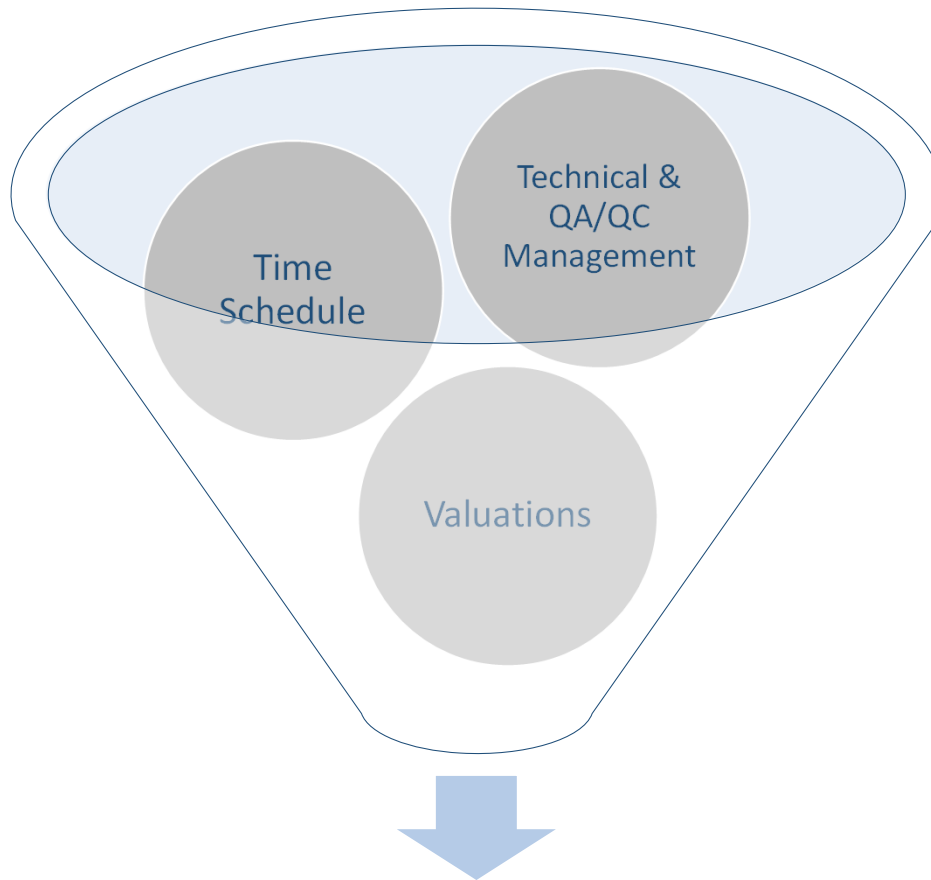
## BASIC PRINCIPLES

Construction to be carried out by 4 – 8 qualified Sub-contractors for the following **major works of the Project**, such as:

Aiming to:

- ✓ **Assign all Item List items** to the scope of work of related Sub-contractors
- ✓ **Coordinate** all different works
- ✓ Specify all **details** between different works, so as to guarantee the Project **quality**



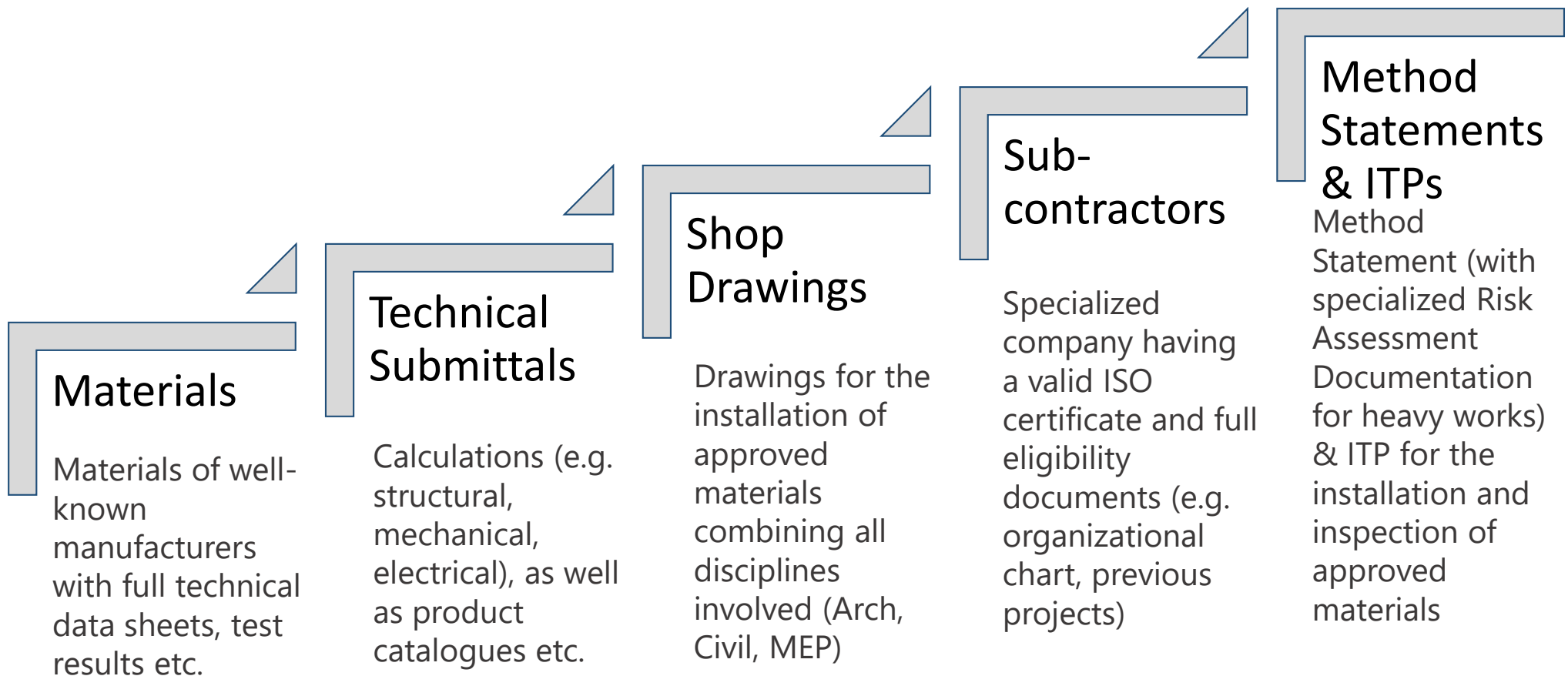


Construction Management

In terms of Construction Management,  
**ERGO TECHNIQUE** shall perform:

- Technical Management
- QA/QC Management
- Time Schedule Management
- Valuations Management

TECHNICAL MANAGEMENT (Review of Required Documentation)



Project & Construction Management following the Detailed Design Process and offering services that guarantee:

1. Time Schedule Adherence
2. Administration Quality Control
3. Budget Management
4. Site Administration
5. Technical Management



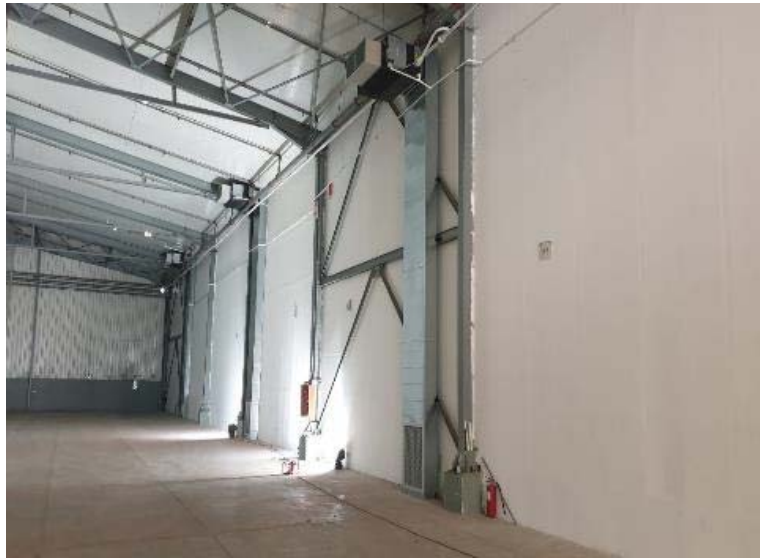


This section consists the construction phase of the project. **ERGO TECHNIQUE** is proud to provide installation services such as:

- **Architectural Facilities Installation**
- **Structural Facilities Installation**
- **MEP Facilities Installation**
- **Special Flooring Installation**
- **Tendering Process**
- **Project Management**
- **Construction Management**
- **Commissioning Management**
- **General System Startup, Testing & Commissioning, Start Up, Staff Selection & Training**

**ERGO TECHNIQUE** after years of involvement in the technical field has gained considerable experience in **CONSTRUCTION** and **MAINTENANCE** such as:

- **Industrial Refrigeration Systems**
- **Industrial Floors, Super Flat Floors**
- **Epoxy Floors**
- **ESFR (Early Suppression Fast Response) Fire Sprinkler Systems**
- **Special Storage Systems (Racks, Mezzanines etc)**
- **MEP Systems (Plumbing, Medium Voltage Electrical Facilities etc)**
- **Commercial Offices Specialities**
- **Special Equipment**
- **Facilities Maintenance**





The commissioning process formalizes review and integration of all project expectations during **planning, design, construction, and occupancy phases** through inspection, functional performance, testing and supervision of operator training and record documentation.

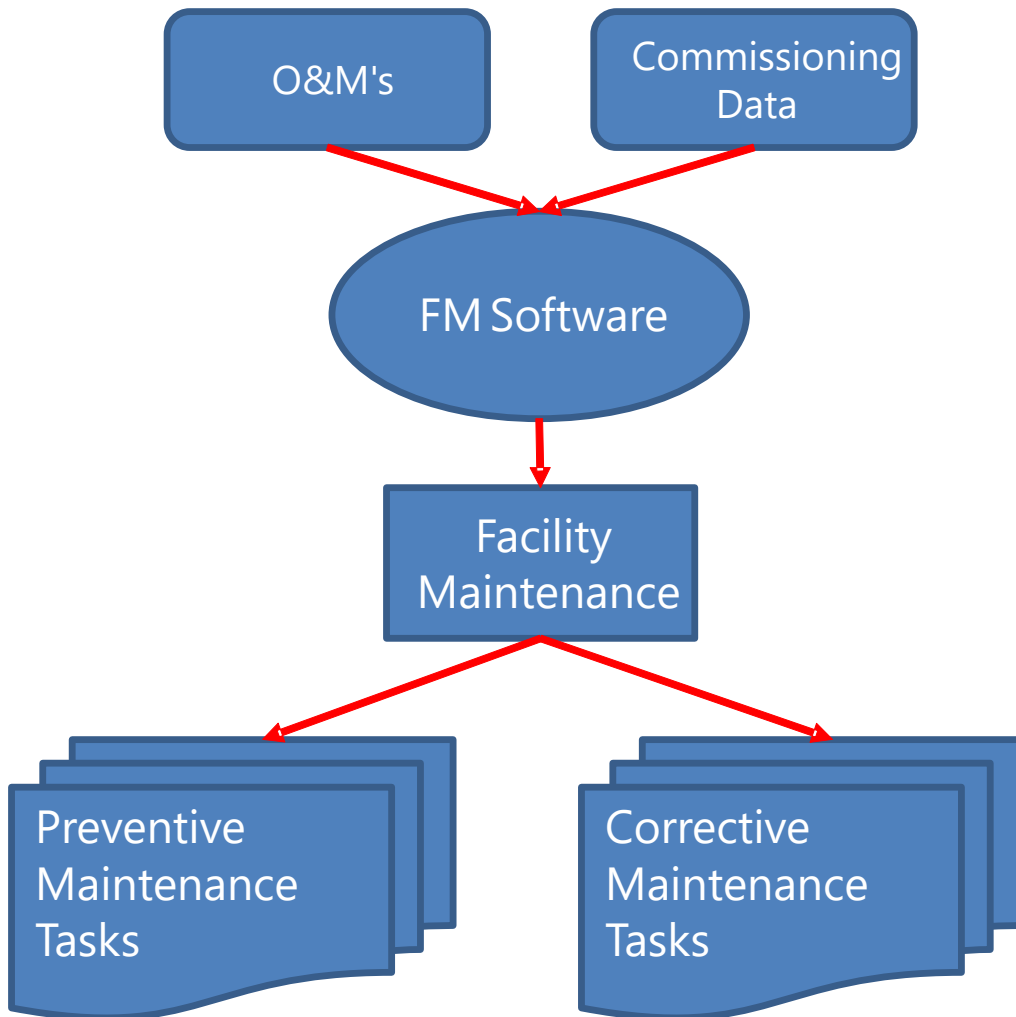
- Ensures adherence to Health & Safety principles within the facility
- Optimizes energy use. Specifically the HVAC systems are adjusted to operate at optimum level reducing energy waste
- Reduces Operating and Maintenance costs
- Ensures adequate O&M staff orientation and training
- Improves installed building systems documentation
- Provides smooth integration of MEP services and delivers the project according to the Owner's requirements.



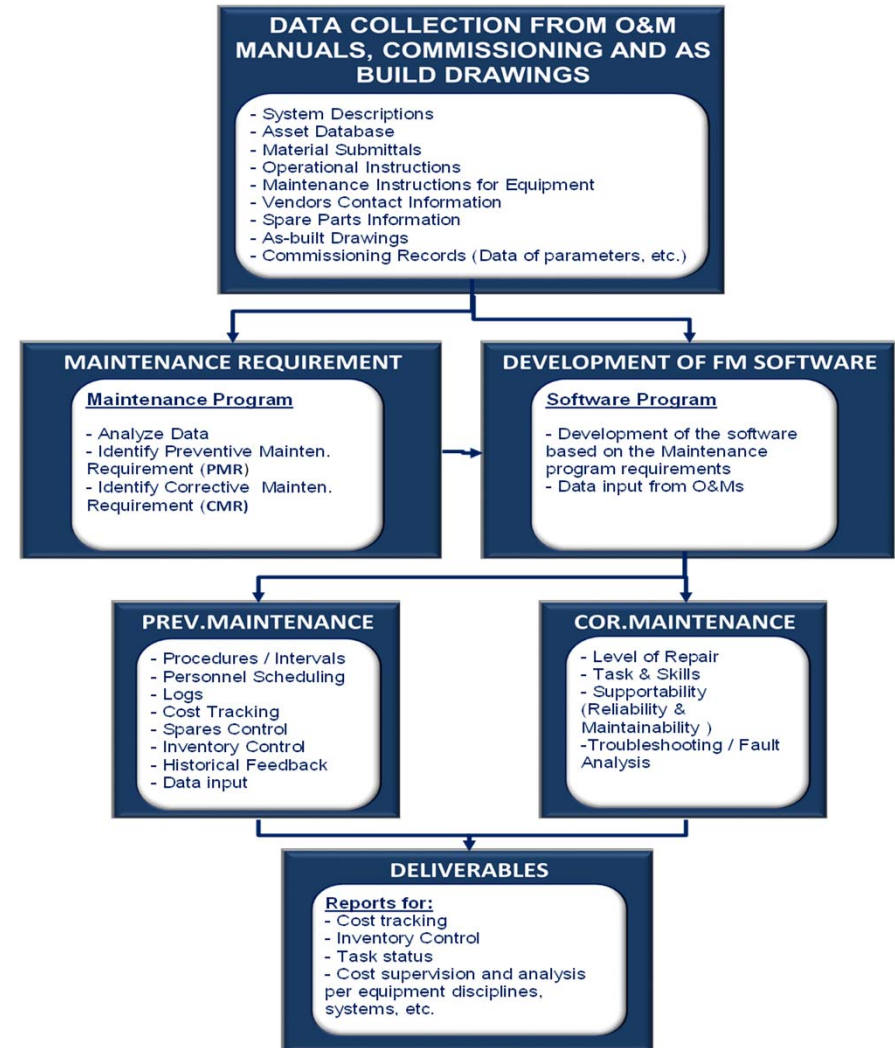
Our experience in Commissioning Services allows us to provide teams of high specialization that can be integrated into existing organizations. **ERGO TECHNIQUE** has alliance partners providing LEED certification, and TAB services in accordance with National & Local standards.

The facility maintenance secures the best level operation of the facilities.

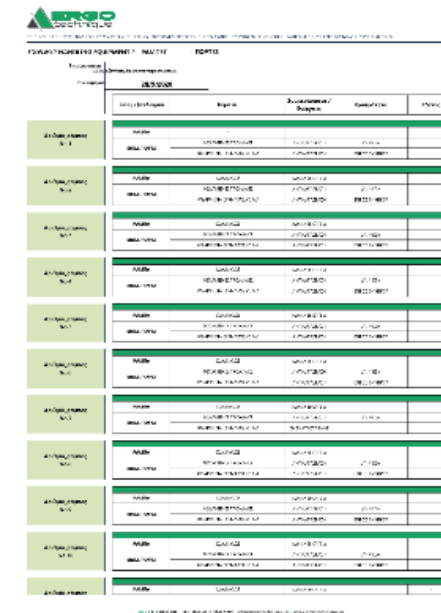
## GENERAL OUTLINE OF THE FACILITY MAINTENANCE PROCESS



## DEVELOPMENT OF FACILITY MAINTENANCE SERVICES



1. O&M Manuals
2. Facility Maintenance
3. Technical Reports
4. Photo Archive
5. Technical Management

ERGO  
TECHNIQUE

ΕΡΓΑΣΤΗΡΙΟ ΕΚΚΑΤΑΣΤΑΣΕΩΝ ΝΑΥΤΙΚΗΣ ΕΚΠΑΙΔΕΥΣΗΣ

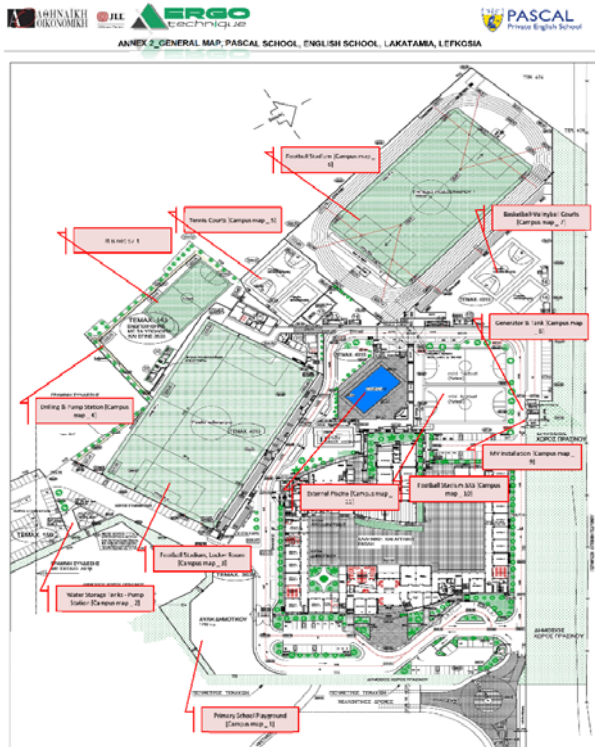
ΕΚΚΑΤΑΣΤΑΣΗ: ΝΑΥΤΙΚΗΣ ΕΚΠΑΙΔΕΥΣΗΣ

ΚΑΤΗΓΟΡΙΑ: ΕΚΚΑΤΑΣΤΑΣΕΩΝ

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Before making a decision on a property investment, every client needs clear and objective advice. **ERGO TECHNIQUE** has extensive experience in technical due diligence works, providing the insights needed to address technical and construction issues. This offers clarity for investors, developers, private investors, corporate organisations, property companies, landlords, occupiers and public bodies alike.



TITLE: 23101.03 - CONTENTS 23101.03 TECHNICAL DUE DILIGENCE - PROJECT MANAGER: C. MANOLAS - 22/11/2021

CLIENT: C 231 - PASCAL SCHOOL  
PROJECT: 23101.03 - T.D.D. CYPRUS PASCAL SCHOOL, EDUCATION NICOSIA

**DELIVERABLES**

TITLE: 23101.03 TECHNICAL DUE DILIGENCE  
PROJECT MANAGER: C. MANOLAS  
DATE: 22/11/2021  
DOCUMENT CODE: 23101.03

CONTENTS	LEAD DESIGNER	DATE
<b>A. CYPRUS PASCAL SCHOOL, EDUCATION, NICOSIA</b>		
A.1 EXTERIOR IMPROVEMENT INSTALLATIONS - TECHNICAL ISSUES DESCRIPTION	C. FRASERI	22/11/2021
A.2 EXTERIOR IMPROVEMENT INSTALLATIONS - PHOTO GALLERY	M. SKOURTANOTIS	22/11/2021
A.3 GENERAL ARCHITECTURAL INSTALLATIONS - TECHNICAL ISSUES DESCRIPTION	C. FRASERI	22/11/2021
A.4 GENERAL ARCHITECTURAL INSTALLATIONS - PHOTO GALLERY	M. SKOURTANOTIS	22/11/2021
A.5 FIRE PROTECTION SYSTEMS - TECHNICAL ISSUES DESCRIPTION	C. FRASERI	22/11/2021
A.6 FIRE PROTECTION SYSTEMS - PHOTO GALLERY	M. SKOURTANOTIS	22/11/2021
A.7 HVAC - TECHNICAL ISSUES DESCRIPTION	C. FRASERI	22/11/2021
A.8 HVAC - PHOTO GALLERY	M. SKOURTANOTIS	22/11/2021
A.9 WATER POOL INSTALLATIONS - TECHNICAL ISSUES DESCRIPTION	C. FRASERI	22/11/2021
A.10 WATER POOL INSTALLATIONS - PHOTO GALLERY	M. SKOURTANOTIS	22/11/2021
A.11 WATER SUPPLY, PLUMBING INSTALLATIONS - TECHNICAL ISSUES DESC.	C. FRASERI	22/11/2021
A.12 WATER SUPPLY, PLUMBING INSTALLATIONS - PHOTO GALLERY	M. SKOURTANOTIS	22/11/2021
A.13 RAINWATER DRAINAGE INSTALLATIONS - TECHNICAL ISSUES DESCRIPTION	C. FRASERI	22/11/2021
A.14 RAINWATER DRAINAGE INSTALLATIONS - PHOTO GALLERY	M. SKOURTANOTIS	22/11/2021
A.15 ELECTRICAL INSTALLATIONS - TECHNICAL ISSUES DESCRIPTION	C. FRASERI	22/11/2021
A.16 ELECTRICAL INSTALLATIONS - PHOTO GALLERY	M. SKOURTANOTIS	22/11/2021
A.17 FOODSERVICE INSTALLATIONS - TECHNICAL ISSUES DESCRIPTION	C. FRASERI	22/11/2021
A.18 FOODSERVICE INSTALLATIONS - PHOTO GALLERY	M. SKOURTANOTIS	22/11/2021
A.19 SPECIAL INSTAL DATA - TELECOMMUNICATION - TECHNICAL ISSUES DESC.	C. FRASERI	22/11/2021
A.20 SPECIAL INSTAL DATA - TELECOMMUNICATION - PHOTO GALLERY	M. SKOURTANOTIS	22/11/2021
A.21 MECHANICAL INSTALLATIONS - TECHNICAL ISSUES DESCRIPTION	C. FRASERI	22/11/2021
A.22 MECHANICAL INSTALLATIONS - PHOTO GALLERY	M. SKOURTANOTIS	22/11/2021
A.23 WASTEWATER TREATMENT - TECHNICAL ISSUES DESCRIPTION	C. FRASERI	22/11/2021
A.24 WASTEWATER TREATMENT - PHOTO GALLERY	M. SKOURTANOTIS	22/11/2021

TITLE: 23101.03 TECHNICAL DUE DILIGENCE - 23101.03 - CYPRUS - PASCAL SCHOOL, EDUCATION, NICOSIA  
CONTENTS HVAC - TECHNICAL ISSUES DESCRIPTION / LEAD DESIGNER: C. FRASERI / DATE: 22/11/2021

COMPLEX	CYPRUS PASCAL SCHOOL, EDUCATION NICOSIA
SYSTEM	HVAC - TECHNICAL ISSUES DESCRIPTION
7.	
7.1	<b>Mechanical Areas</b> Two Mechanical Areas are located : 01. In the Roof of the Building 02. In the internal place of Building "Polygon"
7.1.1	External Units are installed in the roof and façade [Water pool] of the building
7.1.2	VRV, VRF & HVAC unit systems are installed in the two mechanical area
7.1.3	It was not possible to visit the mechanical area : Building "Polygon"
7.1.4	
7.1.5	Mechanical Area Central Roof : the electric cables are not protected and are not placed inside the grilles
7.2	<b>HVAC Equipment</b>
7.2.1	A list with installed equipment is not provided
7.3	<b>Outdoor Units</b>
7.3.1	HVAC systems provide air conditioning for Offices and Classrooms
7.3.2	Some HVAC unit systems for offices & School, use R32 refrigerant.
7.3.3	Some HVAC unit systems for offices & School, use R410A refrigerant.
7.4	<b>Indoor Units</b>
7.4.1	Indoor Units : are installed in some Offices and Classrooms
7.4.2	Indoor Units : the equipment was found in a good condition.
7.4.3	Offices First Floor, internal air conditioning units are installed underfloor
7.5	<b>Networks</b>
7.5.1	Mechanical Area Central Roof : The insulation of the pipes of the air conditioning network is damaged, it must be repaired
7.6	<b>Ventilation System</b>
7.6.1	Ventilation equipment [Fans axial] is installed, in some classes room



#### 04. PERMITS, CERTIFICATES AND DOCUMENTATION REGARDING LEGAL CONFORMITY

At the current state, based on the documentation in our possession, no prevailing guidelines concerning the building rules can be concluded.

Important data regarding legal documentation, technical documentation or operating licenses have not been delivered/ accessed in the current status of the Technical Due Diligence procedure.

In particular:

- 01. The topographical plan has not been received.
- 02. The coverage plan, with reference to permits and building regulations, has not been received.
- 03. No engineer's certificate for the non-existence of illegal constructions has been delivered.
- 04. The following architectural plans [not signed] have been received:

- 01. Id: A.01.a General plan Floor Plans, date 05/2017
- 02. Id: A01.b General plan Floor Plans, date 05/2017
- 03. Id: A02 Basement plan & Changing Room, date 05/2017
- 04. Id: A03 Ground Floor Plan, date 05/2017
- 05. Id: A04 First Floor Plan, date 05/2017
- 06. Id: A05 Second Floor Plan, date 05/2017
- 07. Id: A06 Roof Plan, date 05/2017
- 08. Id: A07 Views, date 05/2017
- 09. Id: A08 Sections, date 05/2017

The total area of the building does not appear.

- 05. We have documentation [No Folder 7.10.40.114], that a license from the ministry of education has been provided:
- 01. Certificate of establishment.



#### 02. Certificate Operating. For the Restaurant we received:

- 01. Suitability certificate [No Folder 21.05.011.1.1781], date 27/10/2008.
- 02. Certificate of Approval [Lloyd's Register, BS EN ISO 22000:2018]
- 03. Passive fire protection study & plans: complete file [drawings, technical reports] has not been delivered. Approvals by the competent authorities cannot be verified.
- 04. Environmental licensing [environmental assessment/ environmental impact assessment & study / environmental licensing approval] has not been delivered.
- 05. Kitchen, restaurant, Canteen [sanitary licensing - canteen / operating licenses / certificates or other institutional approvals], need to be updated.

Type	Risk Assessment
Buildings Permits / Buildings Regulation / Legal Status	High Risk
Environmental Licensing	High Risk
Electrical Installation / Certificate	High Risk
Fire Protection Certificates	High Risk
Canteen / Sanitary Licensing - Operating Licenses	Low Risk

- Without Risk
- Low Risk
- Medium Risk
- High Risk

Table 05. Classification Risk Assessment



#### 05. MACROSCOPIC TECHNICAL EVALUATION AND CONSTRUCTION STATUS OF THE PROPERTY

The results of the macroscopic survey, which was carried out by our engineering team, is depicted below:

Type	Structural	Architectural	Landscape	MEP
Construction Status	Good, actions needed in the future	Good, actions needed in the future	Good, actions needed in the future	Good, actions needed in the future
Equipment Quality	Adequate, actions needed	Adequate, actions needed	Adequate, actions needed	Adequate, actions needed
Infrastructure Adequacy	Adequate, actions needed	Adequate, actions needed	Adequate, actions needed	Adequate, actions needed

- Very good
- Good, actions needed in the future
- Adequate, actions needed
- Poor, immediate actions needed

Table 06. Evaluation Construction Status

#### Construction Status

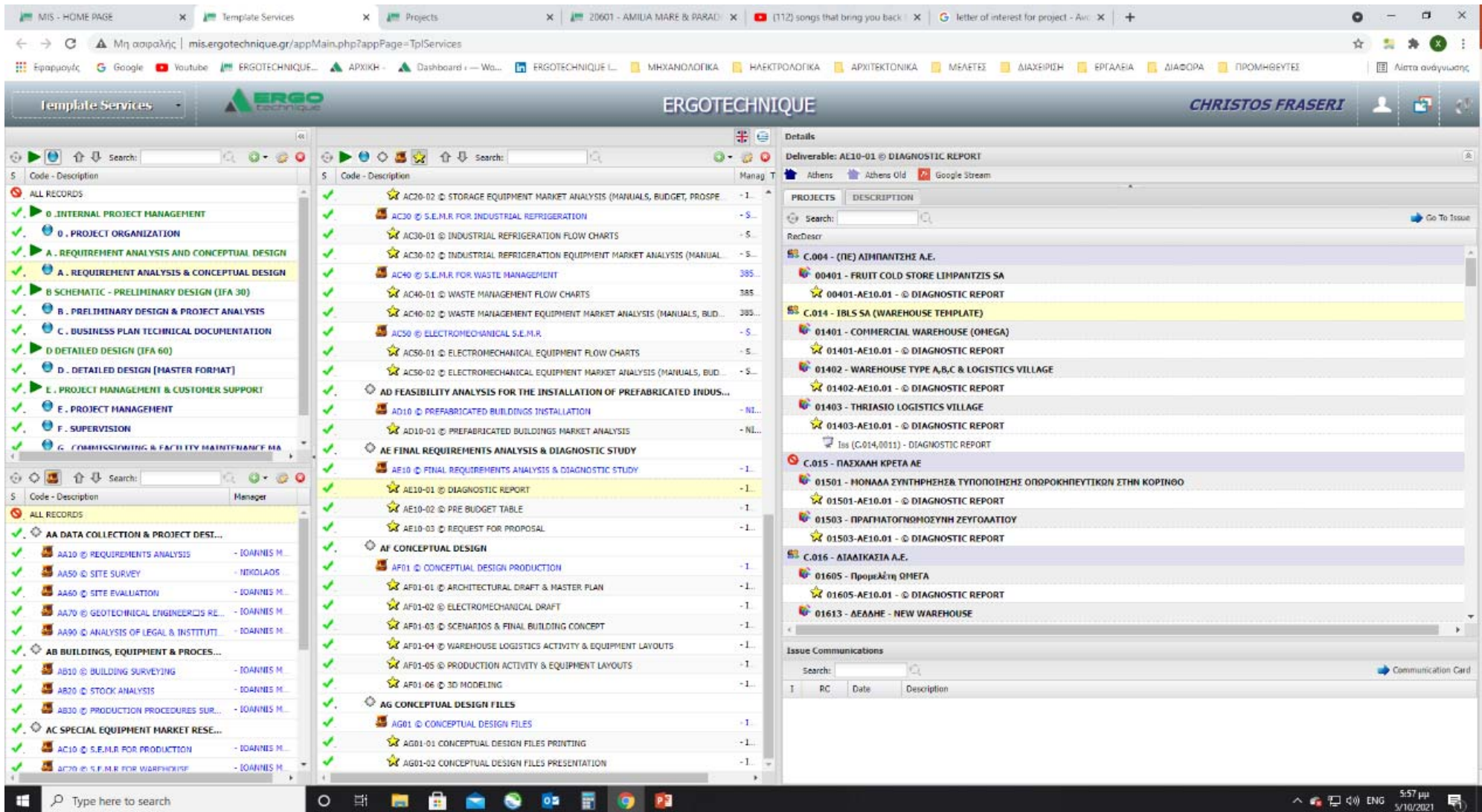
**Structural** : Good status overall.

**Architectural** : Windows without soundproofing and thermal insulation.

**Landscape** : Good status overall

**MEP** : An examination must be carried out for all equipment, in order to verify the refrigerant fluids used.

**ERGO TECHNIQUE** has developed its own software information management system in order to be worthy of expectations:



The screenshot displays the ERGOTECHNIQUE software interface, which is a project management system. The interface is divided into several sections:

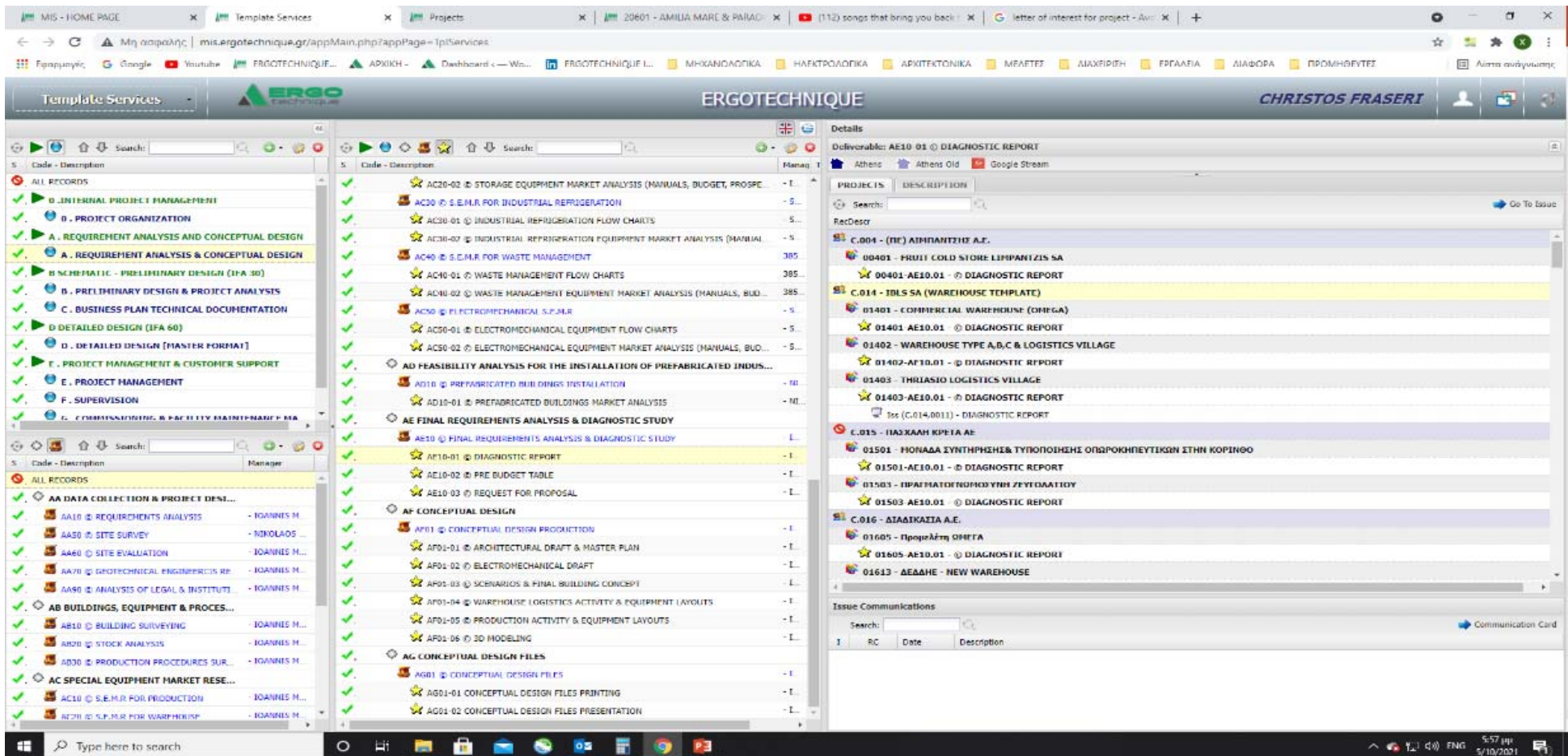
- Header:** Includes the company logo, name "ERGOTECHNIQUE", and the user name "CHRISTOS FRASERI".
- Left Panel:** A navigation menu with categories such as "INTERNAL PROJECT MANAGEMENT", "PROJECT ORGANIZATION", "REQUIREMENT ANALYSIS AND CONCEPTUAL DESIGN", "SCHEMATIC - PRELIMINARY DESIGN (IFA 30)", "PRELIMINARY DESIGN & PROJECT ANALYSIS", "BUSINESS PLAN TECHNICAL DOCUMENTATION", "DETAILED DESIGN (IFA 60)", "DETAILED DESIGN (MASTER FORMAT)", "PROJECT MANAGEMENT & CUSTOMER SUPPORT", "PROJECT MANAGEMENT", "SUPERVISION", and "COMMISSIONING & FACILITY MAINTENANCE".
- Main Content Area:** A list of project records with columns for "Code - Description" and "Manager". The records are organized into hierarchical groups like "AA DATA COLLECTION & PROJECT DEST...", "AB BUILDINGS, EQUIPMENT & PROCES...", "AC SPECIAL EQUIPMENT MARKET RESE...", "AD FEASIBILITY ANALYSIS FOR THE INSTALLATION OF PREFABRICATED INDUS...", "AE FINAL REQUIREMENTS ANALYSIS & DIAGNOSTIC STUDY", "AF CONCEPTUAL DESIGN", and "AG CONCEPTUAL DESIGN FILES".
- Right Panel:** A "Details" view for a specific deliverable, "AL10-01 DIAGNOSTIC REPORT". It shows a list of projects and their descriptions, including "C.004 - (ΠΕ) ΑΙΜΠΑΝΤΖΗΣ Α.Ε.", "C.014 - IBL SA (WAREHOUSE TEMPLATE)", "C.015 - ΠΑΞΧΑΛΗ ΚΡΕΤΑ ΑΕ", and "C.016 - ΑΤΑΔΙΚΑΞΙΑ Α.Ε.". Below this is an "Issue Communications" table with columns for "I", "RC", "Date", and "Description".



## TECHNICAL MANAGEMENT (In house developed tools)

In house developed Cloud Application ensures:

- Documentation QA/QC
- Real time collaboration & online availability at any time with **0 error**
- Document transmittal generator



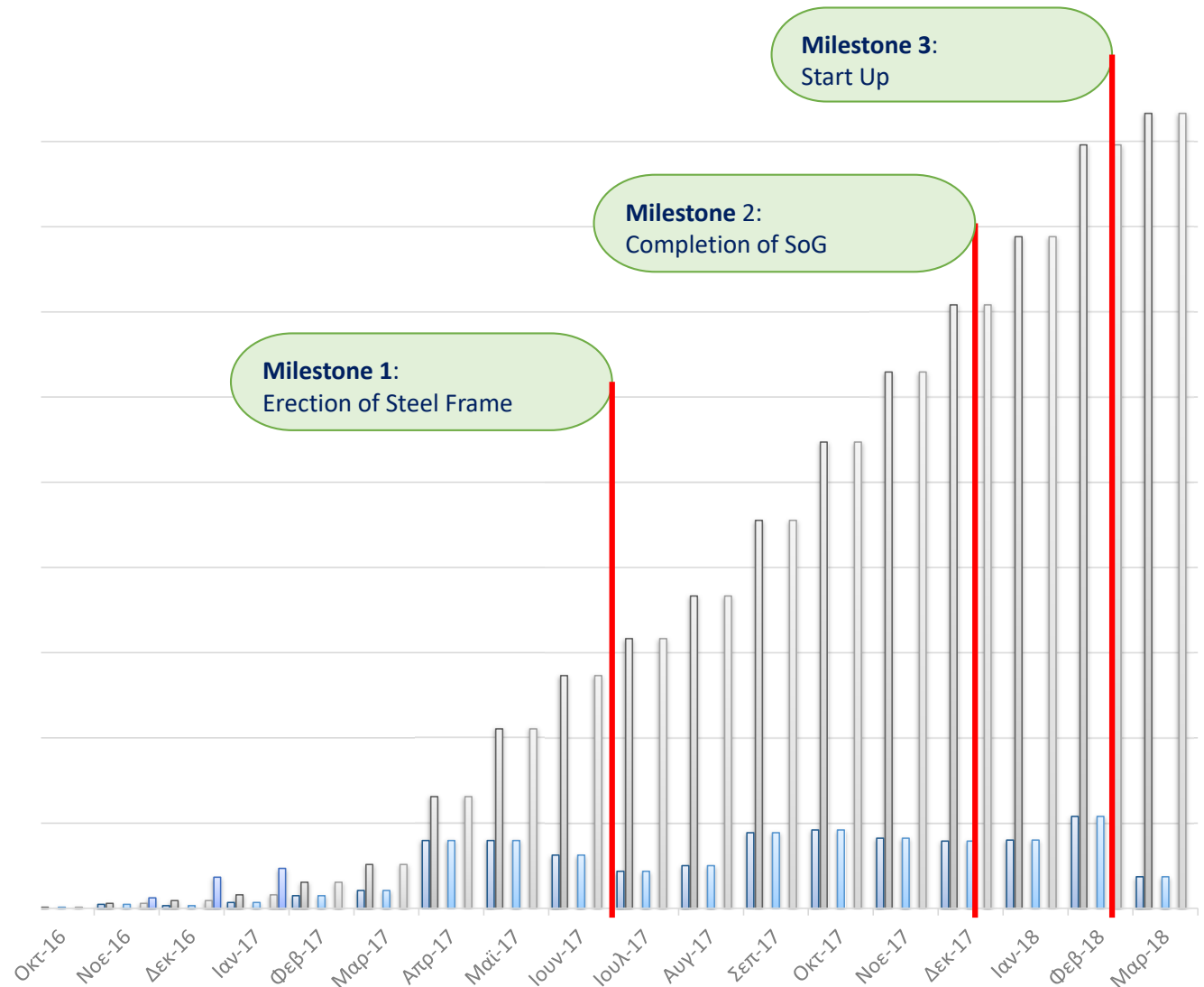
The screenshot displays the ERGOTECHNIQUE web application interface. The top navigation bar includes the company logo, name, and user profile. The main interface is divided into several sections:

- Left Sidebar:** A hierarchical menu for 'Template Services' with categories like 'INTERNAL PROJECT MANAGEMENT', 'PROJECT ORGANIZATION', 'REQUIREMENT ANALYSIS AND CONCEPTUAL DESIGN', 'SCHEMATIC - PRELIMINARY DESIGN (IFA 30)', 'PRELIMINARY DESIGN & PROJECT ANALYSIS', 'BUSINESS PLAN TECHNICAL DOCUMENTATION', 'DETAILED DESIGN (IFA 60)', 'DETAILED DESIGN [MASTER FORMAT]', 'PROJECT MANAGEMENT & CUSTOMER SUPPORT', 'PROJECT MANAGEMENT', 'SUPERVISION', and 'COMMISSIONING & FACILITY MAINTENANCE'. Below this is another menu for 'AA DATA COLLECTION & PROJECT DESIGN' with sub-items like 'REQUIREMENTS ANALYSIS', 'SITE SURVEY', 'SITE EVALUATION', 'PROFESSIONAL ENGINEERING REPORTS', 'ANALYSIS OF LEGAL & INSTITUTIONAL', 'BUILDINGS, EQUIPMENT & PROCESS', 'BUILDING SURVEYING', 'STOCK ANALYSIS', 'PRODUCTION PROCEDURES SURVEYING', 'SPECIAL EQUIPMENT MARKET RESEARCH', 'S.E.M.R FOR PRODUCTION', and 'S.E.M.R FOR WAREHOUSE'.
- Main Content Area:** A table listing project records with columns for 'Code - Description' and 'Manager'. The records are organized into sections: 'AC20-02 STORAGE EQUIPMENT MARKET ANALYSIS', 'AC30 S.E.M.R FOR INDUSTRIAL REFRIGERATION', 'AC30-01 INDUSTRIAL REFRIGERATION FLOW CHARTS', 'AC30-02 INDUSTRIAL REFRIGERATION EQUIPMENT MARKET ANALYSIS', 'AC40 S.E.M.R FOR WASTE MANAGEMENT', 'AC40-01 WASTE MANAGEMENT FLOW CHARTS', 'AC40-02 WASTE MANAGEMENT EQUIPMENT MARKET ANALYSIS', 'AC50 ELECTROMECHANICAL S.P.M.R', 'AC50-01 ELECTROMECHANICAL EQUIPMENT FLOW CHARTS', 'AC50-02 ELECTROMECHANICAL EQUIPMENT MARKET ANALYSIS', 'AD FEASIBILITY ANALYSIS FOR THE INSTALLATION OF PREFABRICATED INDUSTRIAL BUILDINGS', 'AD10 PREFABRICATED BUILDINGS INSTALLATION', 'AD10-01 PREFABRICATED BUILDINGS MARKET ANALYSIS', 'AE FINAL REQUIREMENTS ANALYSIS & DIAGNOSTIC STUDY', 'AE10 FINAL REQUIREMENTS ANALYSIS & DIAGNOSTIC STUDY', 'AE10-01 DIAGNOSTIC REPORT', 'AE10-02 PRE BUDGET TABLE', 'AE10-03 REQUEST FOR PROPOSAL', 'AF CONCEPTUAL DESIGN', 'AF01 CONCEPTUAL DESIGN PRODUCTION', 'AF01-01 ARCHITECTURAL DRAFT & MASTER PLAN', 'AF01-02 ELECTROMECHANICAL DRAFT', 'AF01-03 SCENARIOS & FINAL BUILDING CONCEPT', 'AF01-04 WAREHOUSE LOGISTICS ACTIVITY & EQUIPMENT LAYOUTS', 'AF01-05 PRODUCTION ACTIVITY & EQUIPMENT LAYOUTS', 'AF01-06 3D MODELING', 'AG CONCEPTUAL DESIGN FILES', 'AG01 CONCEPTUAL DESIGN FILES', 'AG01-01 CONCEPTUAL DESIGN FILES PRINTING', and 'AG01-02 CONCEPTUAL DESIGN FILES PRESENTATION'.
- Right Panel:** A 'Details' view for a selected project (AE10-01 DIAGNOSTIC REPORT) showing project information, a list of related records (e.g., '00401 - FRUIT COLD STORE LIMPANIZIS SA', '01401 - COMMERCIAL WAREHOUSE (OMEGA)', '01402 - WAREHOUSE TYPE A,B,C & LOGISTICS VILLAGE'), and a section for 'Issue Communications'.

TIME SCHEDULE MANAGEMENT

Time Schedule Management includes

- Determination of **Project Milestones**
- Determination of **Procurement Schedule**, especially for materials with long lead time (e.g. equipment such as industrial doors etc)





QA/QC Management includes **coordinating** all Sub-contractor submittals and specifying all managerial **procedures** between different works, so as to guarantee the **quality** of the Project, in terms of:

- Quality Assurance: Adherence to the Quality Management Plan
- Quality Control: Adherence to contract requirements and approved Method Statements and Inspection & Test Plans (ITPs)

Sub-contractor for  
PEB Steel

Sub-contractor for  
Sandwich Panels

Sub-contractor for  
Industrial Floors

Sub-contractor for  
HVAC

PROCUREMENT SCHEDULE



**Model LD – 11.2 K-factor Large Drop Upright Control Mode Specific**

**General Description**

The TYCO Model LD, 11.2 K-factor Large Drop Upright Sprinkler, Standard Response Control Mode Specific Application is a glass bulb type automatic sprinkler. It is intended for use with the National Fire Protection Association "large drop sprinkler" installation criteria for the protection of high piled storage. The LD Sprinkler can provide a higher level of protection than standard spray sprinklers and, in some cases, can provide an economic advantage by eliminating in-rack sprinklers.

**NOTICE**

The TYCO Model LD 11.2 K-factor, Large Drop Upright Sprinkler described herein must be installed and maintained in compliance with this document, as well as with the applicable standards of the National Fire Protection Association, in addition to the standards of any other authorities having jurisdiction. Failure to do so may impair the performance of these devices.

The owner is responsible for maintaining their fire protection system and devices in proper operating condition. Contact the installing contractor or manufacturer with any questions.

**IMPORTANT**

Always refer to Technical Data Sheet TFP700 for the "INSTALLER WARNING" that provides cautions with respect to handling and installation of sprinkler systems and components. Improper handling and installation can permanently damage a sprinkler system or its components and cause the sprinkler to fail to operate in a fire situation or cause it to operate prematurely.

**GRUNDFOS**

Description	Value
Product name:	Hydro I
Product No.:	950063
EAN number:	670063
Price:	On req.

Technical:	
Actual calculated flow:	22 m³/h
Min flow system:	2.4 m³/h
Max flow:	70 m³/h
Max flow system:	35 m³/h
Resulting head of the pump:	111 m
Head max:	126 m
Impellers main:	6
Main pumpo name:	CR120-I
Main pump No.:	955044
Number of pumps:	2
Non-ret. valve:	at disch

Installation:	
Maximum operating pressure:	16 bar
Maximum inlet pressure:	3.4 bar
Flange standard:	DIN
Manifold inlet:	DN 80
Manifold outlet:	DN 80
Pressure stage:	PN 10/I

Liquid:	
Pumped liquid:	Water
Liquid temperature range:	5 - 80 °C
Liquid temp.:	20 °C
Density:	998.2 kg/m³
Kinematic viscosity:	1 mm²/s

Electrical data:	
Power (P2) main pump:	11 kW
Mains frequency:	60 Hz
Rated voltage:	3 x 380
Rated voltage main pump:	3 x 380
Start. method:	star/diel
Starting main:	star/diel
Rated current of system:	42.8 A
Enclosure class (IEC 34-5):	IP54
Mains cable size:	L1,L2,L3
Radio interference suppresion:	EMC Ci [2007]

Controls:	
Control type:	S
Speed control:	NONE

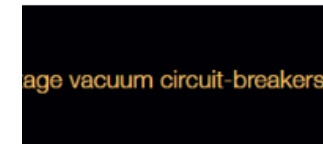
Tank:	
Diaphragm tank:	No

Others:	
Basis plant:	Y
Net weight:	394 kg
Gross weight:	514 kg
Product range:	Intermat
Config file Control MPC:	982720
Config file Hydro MPC:	982720
Epstan version:	V5.134



**DOCK EQUIPMENT & INDUSTRIAL DOORS**

**Dock equipment**



**ITEM COMPONENTS**

1 conductor  
00

ductor system and earth termination walls or on metallic surfaces. It is crew and an aluminium (Al) spacer (Ø 61 03 201 – not included). The 16x16 mm, according to EN 27046.

**INSTRUCTIONS**

s Steel, St/2n  
stainless steel wood fixing screw and a PVC wall plug Ø8 (not

blind rivet nut (part number 3504409 – not included) and an 1 screw (part number ELEMKO not included)

standard IEC EN 62561-4 "Lightning conductor fasteners". The tests were

Photo



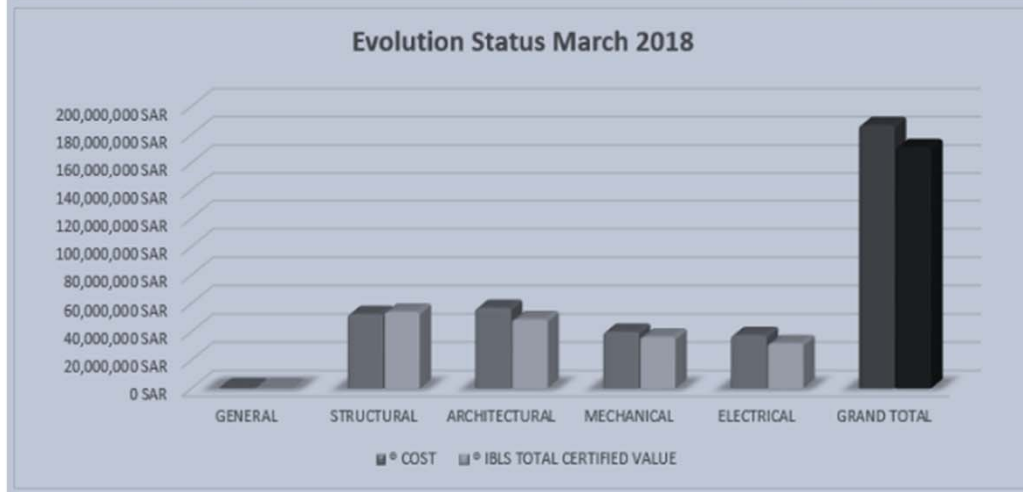
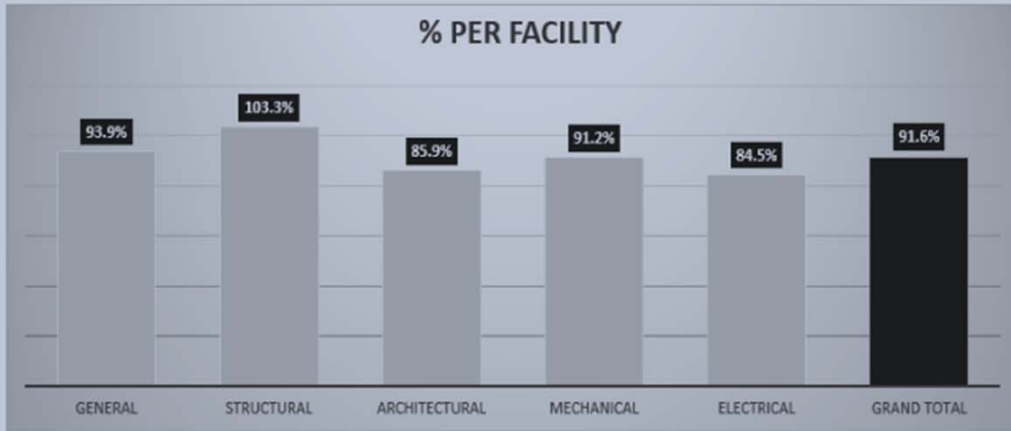
Fastener



Sealing washer

VALUATIONS MANAGEMENT

PROJECT BUDGET / © DIVISION



PROJECT BUDGET / © Section

© FACILITY	© DIVISION	© SECTION	© COST	© IBL \$ TOTAL CERTIFIED VALUE	© IBL \$ CERTIFICATION No 16	% per Section
<b>GENERAL</b>						
<b>DIVISION 01 - GENERAL REQUIREMENTS</b>						
	D01.33.	Submittal Procedures	53,200 SAR	53,200 SAR	0 SAR	100%
	D01.35.	Special Procedures	17,100 SAR	17,100 SAR	0 SAR	100%
	D01.51.	Temporary Utilities	61,750 SAR	61,750 SAR	0 SAR	100%
	D01.52.	Construction Facilities	60,800 SAR	46,550 SAR	0 SAR	77%
	D01.54.	Construction Aids	7,800 SAR	0 SAR	0 SAR	0%
	D01.58.	Project Identification	5,700 SAR	5,700 SAR	0 SAR	100%
	D01.71.	Examination and Preparation	90,250 SAR	90,250 SAR	0 SAR	100%
	D01.74.	Cleaning and Waste Management	20,900 SAR	20,900 SAR	0 SAR	100%
	D01.77.	Closeout Procedures	9,500 SAR	9,500 SAR	0 SAR	100%
	D01.78.	Closeout Submittals	28,500 SAR	28,500 SAR	0 SAR	100%
<b>STRUCTURAL</b>						
<b>DIVISION 03 - CONCRETE</b>						
	D03.21.	Reinforcement Bars	4,070,194 SAR	4,070,194 SAR	0 SAR	100%
	D03.30.	Cast-in-Place Concrete	3,578,478 SAR	3,578,478 SAR	0 SAR	100%
	D03.39.	Concrete Curing	89,107 SAR	89,107 SAR	0 SAR	100%
	D03.45.	Precast Architectural Concrete	2,689,846 SAR	2,689,846 SAR	0 SAR	100%
<b>DIVISION 03c - FLOORS</b>						
	D03c.10.	Bases & Sub-bases	747,316 SAR	747,316 SAR	0 SAR	100%
	D03c.11.	Sub-floors	630,378 SAR	630,378 SAR	0 SAR	100%
	D03c.12.	Industrial Floors	9,927,666 SAR	9,022,759 SAR	904,907 SAR	91%
	D03c.13.	Refrigerated Area Floors	1,010,258 SAR	1,010,258 SAR	0 SAR	100%
	D03c.14.	Floor Joints	278,109 SAR	208,582 SAR	69,527 SAR	75%
	D03c.16.	Floor Finishings	1,430,737 SAR	1,001,516 SAR	0 SAR	70%
	D03c.17.	Mezzanine Floors	1,323,271 SAR	1,323,271 SAR	0 SAR	100%
	D03c.20.	Panel Protection Walls	132,330 SAR	85,600 SAR	46,920 SAR	65%
	D03c.21.	Column Protection	476,410 SAR	238,205 SAR	238,205 SAR	50%
	D03c.22.	Door Protection	396,123 SAR	198,062 SAR	198,062 SAR	50%
	D03c.23.	Pedestrian and Vehicle Protection	830,715 SAR	415,358 SAR	415,358 SAR	50%
<b>DIVISION 05 - METALS</b>						
	D05.12.	Structural Steel Framing	28,658,251 SAR	28,658,251 SAR	0 SAR	100%
	D05.19.	Tension Rod and Cable Truss Assembl	70,685 SAR	70,685 SAR	0 SAR	100%
	D05.50.	Metal Fabrications	390,973 SAR	273,681 SAR	234,584 SAR	70%
	D05.51.	Metal Stairs	1,297,130 SAR	1,102,561 SAR	194,570 SAR	85%
	D05.52.	Metal Railings	579,766 SAR	492,801 SAR	88,965 SAR	85%
	D05.53.	Metal Gratings	0 SAR	(-)	(-)	(-)
	D05.54.	Metal Floor Plates	115,150 SAR	97,878 SAR	17,273 SAR	85%
<b>ARCHITECTURAL</b>						
<b>DIVISION 04 - MASONRY</b>						
	D04.21.	Clay Unit Masonry	191,430 SAR	191,430 SAR	0 SAR	100%
<b>DIVISION 07 - THERMAL AND MOISTURE PROTECTION</b>						

Valuations Management includes **cash flow and payments** management in relation to **percentage of completion** for all different works and Sub-contractors.

**ERGO TECHNIQUE** also certifies the technical adequacy of all its studies up to the amount of **600.000€**.

**ERGO TECHNIQUE** also can certifies the technical adequacy of all its studies for specific amount after request.

**THIRD PARTY LIABILITY & SPECIAL RISKS DIVISION**  
Ref. No: 20263

Athens, 7/9/2020

**CERTIFICATE OF INSURANCE**

This is to certify that the company **ERGO TECHNIQUE SA** is covered by the Ethniki Hellenic General Insurance Co. S.A. under a Third Party and Employers Liability Policy No **1072859** from 13/7/2020 to 12/7/2021 according to its terms, conditions and exclusions and up to the following limits:

**GENERAL THIRD PARTY LIABILITY:**

-Bodily injury per person	€ 200.000
-Material damages	€ 200.000
-Bodily injury group accident	€ 400.000
-In the aggregate	€ 600.000

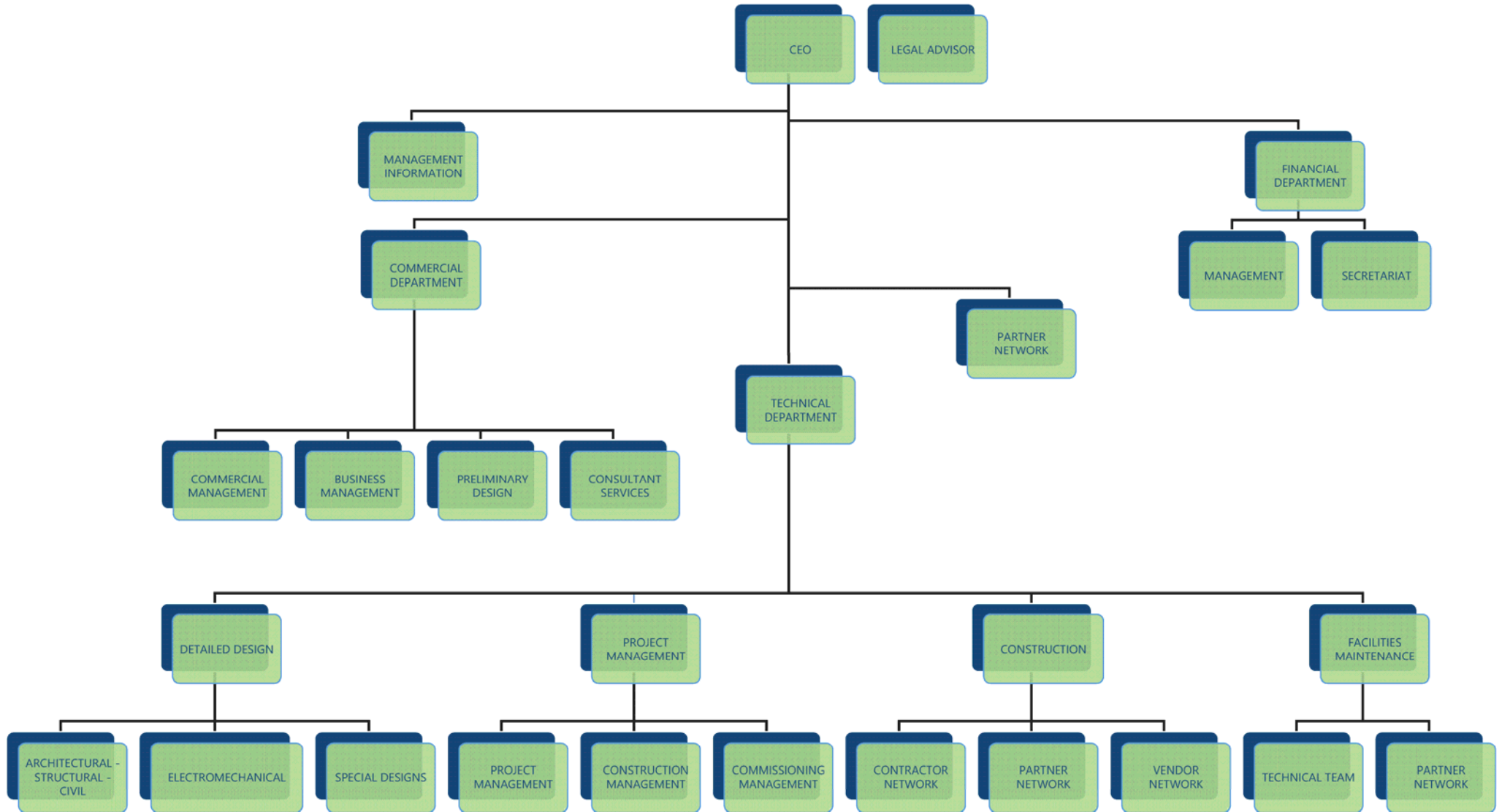
**EMPLOYERS LIABILITY:**

-Bodily injury per person	€ 200.000
-Bodily injury group accident	€ 400.000
-In the aggregate	€ 600.000

CO-INSURED: Contractors and Subcontractors ,

FOR THE ETHNIKI  
HELLENIC GENERAL INSURANCE CO. S.A.

INTERNAL







BROOKLANE



**SARMED LOGISTICS SA (2021-TODAY)**

**DESIGN TO CONSTRUCTION - INSTALLATION OF SPRINKLER SYSTEM, FIRE DETECTION, LIGHTING FIXTURES & HVAC SYSTEM IN SELF-SUPPORTING**

**RACK MEZZANINE : 1250 m<sup>2</sup>**

**BUDGET : 500.000 €**



## SERVICES

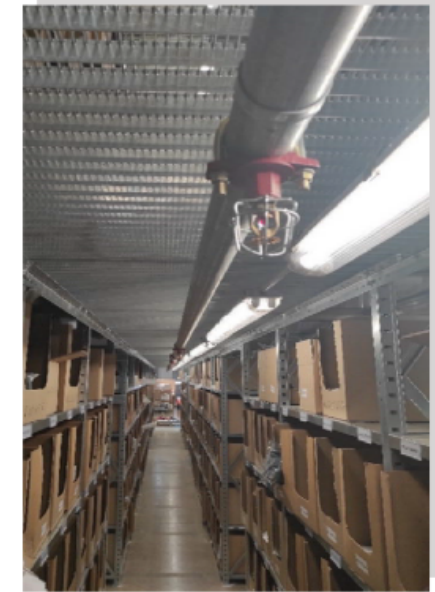
- A. REQUIRMENT ANALYSIS & DIAGNOSTIC REPORT
- D. DESIGN
- J. SUPPLY, CONSTRUCTION & SPECIAL EQUIPMENT INSTALLATION



**KUEHNE + NAGEL SA (2021)**

**DESIGN TO CONSTRUCTION - INSTALLATION OF SPRINKLER SYSTEM & LIGHTING FIXTURES IN SELF-SUPPORTING RACK MEZZANINE : 1500m<sup>2</sup>**

**BUDGET : 50.000 €**



## SERVICES

- A.** REQUIRMENT ANALYSIS & DIAGNOSTIC REPORT
- D.** DESIGN
- J.** SUPPLY, CONSTRUCTION & SPECIAL EQUIPMENT INSTALLATION

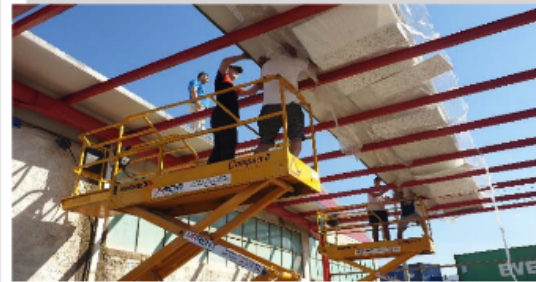


## KRALLIS ABEE (2021)

**DESIGN TO CONSTRUCTION - CONSTRUCTION OF WAREHOUSE EXPANSION, REMODELING OF EXISTING WAREHOUSE & INSTALLATION OF EPOXY FLOOR:**

**FLOOR: 1000 m<sup>2</sup>**

**BUDGET : 70.000 €**



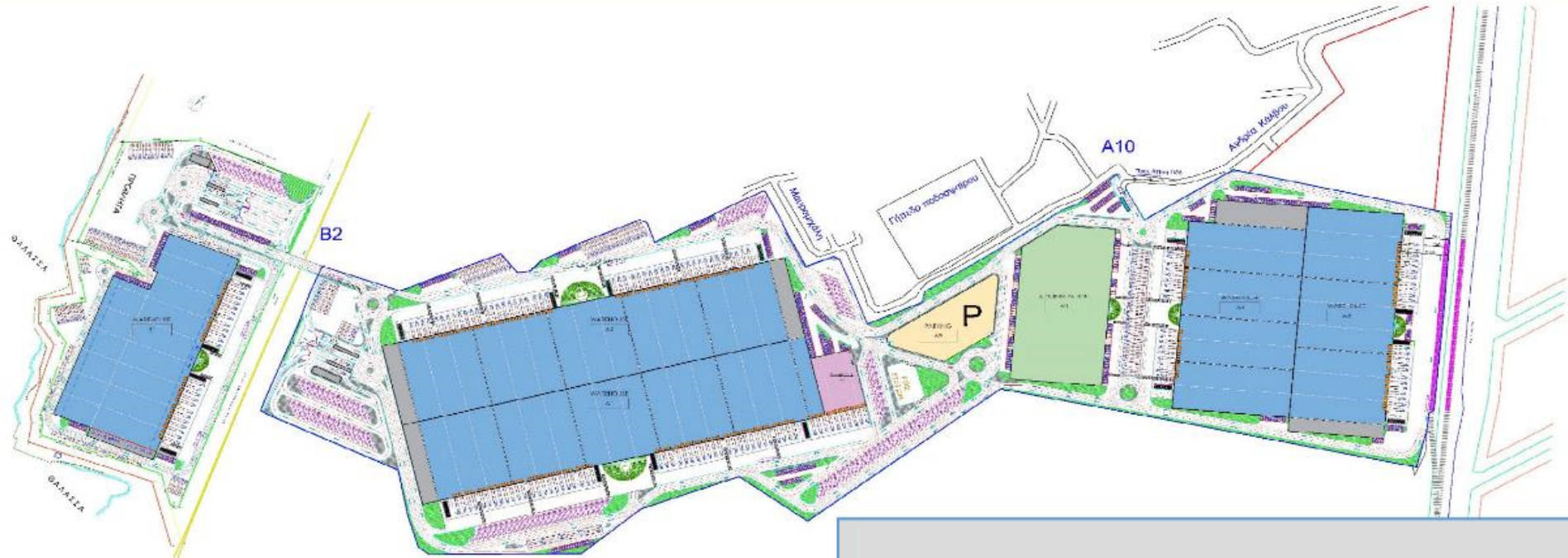
### SERVICES

- A. REQUIRMENT ANALYSIS & DIAGNOSTIC REPORT
- D. DESIGN
- J. SUPPLY, CONSTRUCTION & SPECIAL EQUIPMENT INSTALLATION

**INVENTIO SA (2020-2021)**

**CONCEPTUAL DESIGN FOR NEW LOGISTICS VILLAGE IN OLD STEEL PLANT - ASPROPYRGOS - TOTAL PLOT AREA : 291000m<sup>2</sup>**

**BUDGET : 60.000.000 €**



TOTAL COVERED AREA (m <sup>2</sup> )	133.003
TOTAL BUILT-UP AREA Min. (m <sup>2</sup> )	175.441
TOTAL BUILT-UP AREA Max. (m <sup>2</sup> )	183.865
CURRENT FAR Min.	0,60
CURRENT FAR Max.	0,63
<b>TOTAL PLOT AREA (m<sup>2</sup>)</b>	<b>290.969</b>
<b>TOTAL LANDSCAPE AREA (m<sup>2</sup>)</b>	<b>157.966</b>

**SERVICES**

- A. REQUIREMENT ANALYSIS & DIAGNOSTIC REPORT**
- B. PRELIMINARY DESIGN & CONCEPTUAL DESIGN**



## SARMED LOGISTICS SA (2021)

DESIGN TO CONSTRUCTION - CONSTRUCTION OF CONTROLLED TEMPERATURE CHAMBER & INSTALLATION OF HVAC SYSTEM: 2000 m<sup>2</sup>

BUDGET : 100.000 €



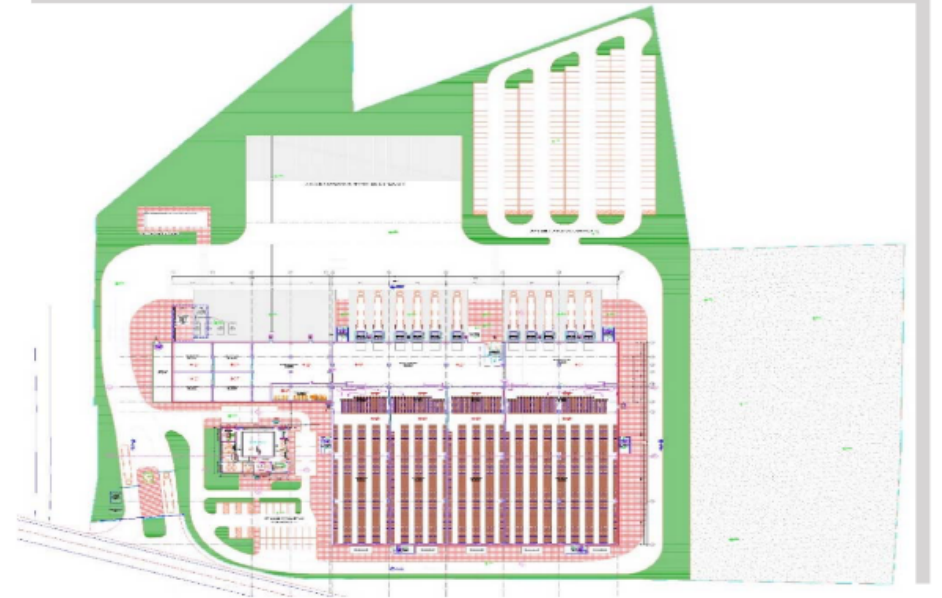
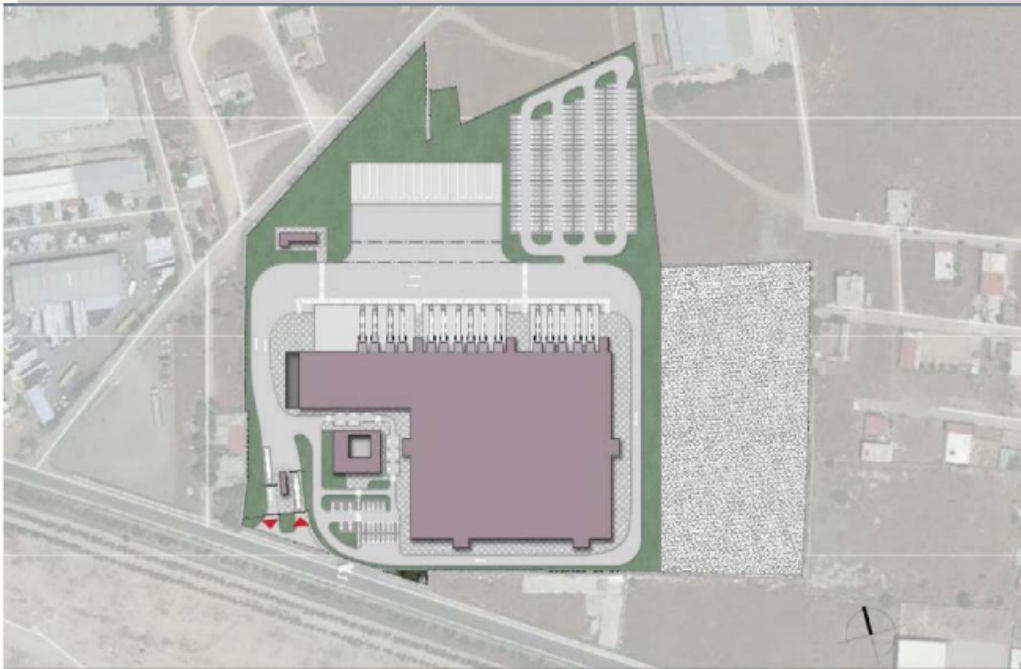
### SERVICES

- A. REQUIRMENT ANALYSIS & DIAGNOSTIC REPORT
- D. DESIGN
- J. SUPPLY, CONSTRUCTION & SPECIAL EQUIPMENT INSTALLATION

## MAKIOS LOGISTICS SA (2021)

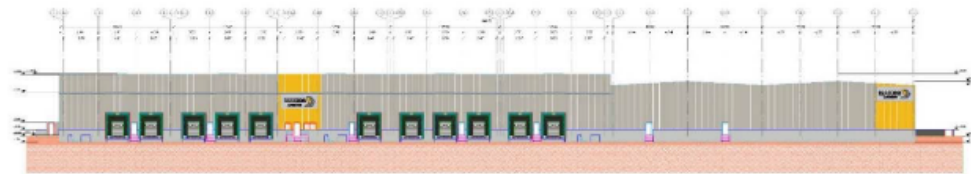
**DETAILED DESIGN - DESIGN OF NEW INDUSTRIAL BUILDING WITH COOLING, MEP BUILDING AND ADMINISTRATION BUILDING: 46000 m<sup>2</sup>**

**BUDGET : 16.000.000 €**



### SERVICES

- A. REQUIRMENT ANALYSIS & DIAGNOSTIC REPORT
- B. PRELIMINARY STUDY
- D. DETAILED DESIGN & TENDER FILES







**HATZIGIANNAKIS DRAGEES S.A. (2019-TODAY)**

**PRELIMINARY DESIGN - INVESTMENT PROGRAMME DESIGN 4.2.2 MINISTRY OF RURAL DEVELOPMENT AND FOOD -**

**NEW DRAGEE PRODUCTION UNIT: 15000 m<sup>2</sup>**

**BUDGET : 10.000.000 €**

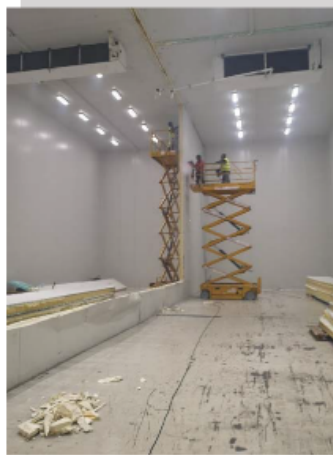


### SERVICES

- A.** REQUIRMENT ANALYSIS & DIAGNOSTIC REPORT
- B.** PRELIMINARY STUDY
- D.** DETAILED DESIGN & TENDER FILES



**Piraeus Freight Management and Distribution Center – PCDC SA (2021)**  
**DESIGN TO CONSTRUCTION - RECONSTRUCTION OF COLD CHAMBERS : 2000 m2**  
**BUDGET : 100.000 €**



## SERVICES

- A. REQUIRMENT ANALYSIS & DIAGNOSTIC REPORT
- D. DESIGN
- J. SUPPLY, CONSTRUCTION & SPECIAL EQUIPMENT INSTALLATION

**TEN BRINKE SA (2019)**

**DETAILED DESIGN - NEW LOGISTICS VILLAGE : 45000 m2**

**BUDGET : 15.000.000 €**



### **SERVICES**

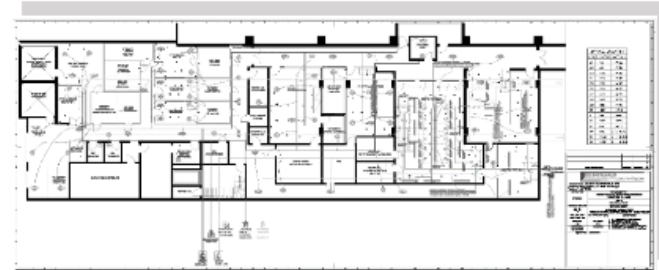
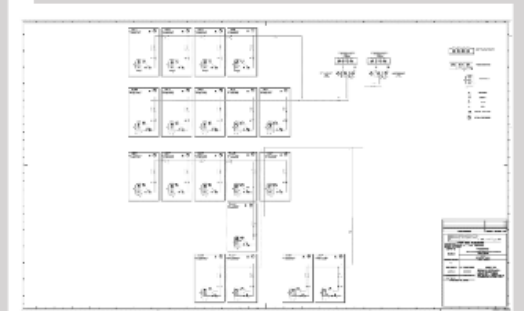
- A.** REQUIRMENT ANALYSIS & DIAGNOSTIC REPORT
- B.** PRELIMINARY STUDY
- D.** DETAILED DESIGN & TENDER FILES



**TEN RHODES SA - AMILIA MARE & PARADISE VILLAGE (2019)**

**DESIGN TO PROJECT MANAGEMENT – MEP STUDIES FOR KITCHEN RECONSTRUCTION & PROJECT MANAGEMENT OF MEP INSTALLATIONS: 2000 m<sup>2</sup>**

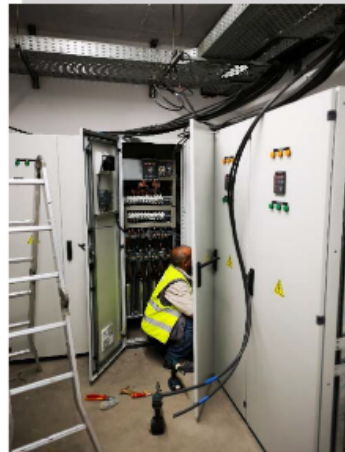
**BUDGET : 3.000.000 €**



## SERVICES

- A. REQUIRMENT ANALYSIS & DIAGNOSTIC REPORT
- B. PRELIMINARY STUDY
- D. DETAILED DESIGN & TENDER FILES
- E. GENERAL MANAGEMENT
- F. PROJECT MANAGEMENT
- G. COMMISSIONING MANAGEMENT

**POLEMBROS SHIPPING LIMITED (2019)**  
**DESIGN TO CONSTRUCTION - NEW LV PANELBOARDS**  
**BUDGET : 100.000 €**



### SERVICES

**A.** REQUIRMENT ANALYSIS & DIAGNOSTIC REPORT

**D.** DESIGN

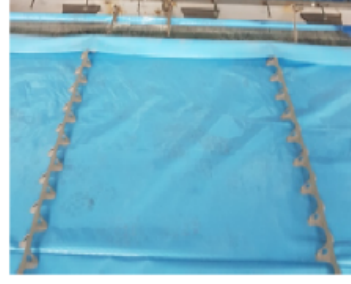
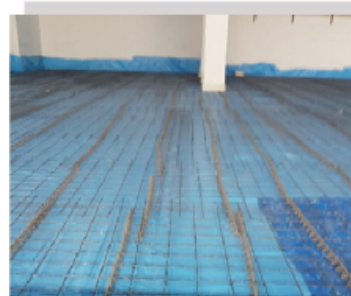
**J.** SUPPLY, CONSTRUCTION & SPECIAL EQUIPMENT INSTALLATION



**PLASTIKA KRITIS SA (2018)**

**DETAILED DESIGN TO CONSTRUCTION - NEW INDUSTRIAL FLOOR : 3000 m<sup>2</sup>**

**BUDGET : 100.000 €**



## SERVICES

**A.** REQUIRMENT ANALYSIS & DIAGNOSTIC REPORT

**D.** DESIGN

**J.** SUPPLY, CONSTRUCTION & SPECIAL EQUIPMENT INSTALLATION

LOADING.....



THANK YOU!



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