

# ONE

PROJECT & COST MANAGEMENT



[www.onepm.ro](http://www.onepm.ro)

**BREEAM**<sup>®</sup>



# ABOUT US

ONE PROJECT & COST MANAGEMENT is a company created in 2018 by a team of experienced project managers, seniors in design and construction management, with a long track record of delivering high quality projects, in Romania and across Europe.

Our services include, but are not limited to: development management, project management, cost and commercial management, design and build, construction management, health and safety, tenant coordination, assistance and supervision during all stages of a project.

In achieving the objectives of our assignments, we count on a strong team of senior specialists such as project managers, cost and commercial

managers, construction engineers, MRICS chartered surveyors and BREEAM assessors, site engineers etc. During all stages of a project, they are supported by highly experienced additional specialized personnel providing contractual, administrative, logistical and financial support.

Over the past 30 years, our people delivered exceptional construction services such as retail, offices, shopping centres, residential, industrial buildings, always respecting the time schedule as well as the budgets' constraints.

We believe in long-term partnerships and collaboration with our clients and understand the value of honoured commitments and exceptional execution.

## QUALITY, SAFETY, HEALTH AND ENVIRONMENT

We are in full compliance with the requirements of the Standard and OHSAS 14001:2015 which assure the implementation and maintenance of an Environmental Management System.

Our company implements best procedures in the industry, making sure our services always meet our Clients expectations and comply with European standards. Thus, we are certified as per the requirements of ISO 9001:2015.

We also hold a certification for ISO 18001:2007 standard, confirming our work always complies with the legal regulations in force regarding health and safety.

"WE SHAPE OUR BUILDINGS;  
THEREAFTER THEY SHAPE US"

*Winston Churchill*



# AREAS OF EXPERTISE



## OFFICES

Nowadays, an increasing number of workers wants greater flexibility over how, when and where they choose to work. At the same time, attracting and retaining the best people has become a key item on the corporate agenda.



## RETAIL & LEISURE

We embrace retail as part of the fabric of a city and an essential component of a vibrant street life.



## INDUSTRIAL

Following the Industrial Revolution, possibly a third of the world's economic output are derived that is from manufacturing industries. Many developed countries and many developing/semi-developed countries depend significantly on manufacturing industry.



## DESIGN MANAGEMENT

Smart designs and quality are the hallmark of our projects.

# INTEGRATED SERVICES

ONE PM activities and services are mainly focused on project and construction management and we try to respond proficient to all client's requests.



## DEVELOPED MANAGEMENT

The development process is starting from a raw idea up to a tangible project.

ONE PM offers the necessary experience and know-how in order to reach the targeted objectives, providing services for identifying development opportunities, guidance during initial appraisal, concept planning and project strategy, technical due diligence services, cost and commercial analyses of the project, project and construction management.

## PROJECT MANAGEMENT

The key for a successful project is the efficient management of all resources involved. We ensure our projects are delivered in time, and within budget, making sure all specifications and conditions in the contract are clearly defined and interpreted, and that all partners have the same vision and common understanding.

## CONSTRUCTION MANAGEMENT

We work in partnership with our clients, partners, services providers, suppliers, focusing on techniques to manage the planning, the design and the construction of a project. We manage all technical and administrative aspects of a project from idea to completion.

"A WORLD WHICH  
SEES ART AND  
ENGINEERING AS  
DIVIDED IS NOT  
SEEING THE WORLD  
AS A WHOLE"

*Professor Sir Edmund Happold*

#### **COST MANAGEMENT**

We oversee the cost management process, from planning to budgeting, financing, funding, controlling, and benchmarking costs so that the project can be completed within time and the approved budget and the project performance could be improved in time.

#### **COMMERCIAL MANAGEMENT**

We undertake contract negotiation for a fair and balanced contractual relationship between Client and Contractors and supervise the progress of the contracts and works. We oversee the administration of all elements of contractual terms and conditions, from proposal stage through contract close-out and audit.

#### **SITE INSPECTION SERVICES**

We provide all services related to site inspection in accordance to the legal norms and make sure that procedures, materials, plans, documents and other technical specifications respect the law in force.

#### **HEALTH AND SAFETY SERVICES**

As a company, we are dedicated to plan, observe and continuously improve H&S on our projects. We value the security and the integrity of the workers, the public and the properties. Safety is our number one priority and we request the same standards, attitude and efforts from our collaborators.

#### **TENANT COORDINATION**

We offer support for the Tenants and the Client's Leasing Team, acting as a technical interface, assuring all parties involved get the finest business results.

ONE PM understands the potential of renewable energy and owns the technical skills that support investors to secure their funds, offering technical due diligence services, project management and supervision, feasibility assessments, financial consultancy, site surveys, design, support for environmental impact assessment, conception / basic engineering, commissioning, revamping, permission procedure services and ongoing support during the entire life cycle of the project.

We have resources and expertise to cover all business sectors, from photovoltaic systems to wind, biogas, biomass, geothermal, cogeneration and hydroelectric and waste management.

Renewable energy systems are rapidly becoming more efficient and cheaper and their share of total energy consumption is increasing. As of 2019, more than two-thirds of worldwide newly installed electricity capacity was renewable.

ONE PM mission is to provide engineering consultancy services, focused on the development of economic and environment sustainable projects, on waste management and renewable energies. We add value for our customers business, presenting creative and efficient solutions supported by the long-term experience and expertise of our team.



## SERVICES

### RENEWABLE ENERGIES

- Wind power energy
- Photovoltaic energy
- Energy from biogas
- Mini-hydropower plants

### INTERGRATED WASTE MANAGEMENT

- Remediation of landfills
- Anaerobic digestion
- Mechanical and biological treatment
- Materials recovery facilities
- Waste to energy
- Composting

The image features a construction site at sunset or sunrise, with a bright orange sky. In the foreground, two construction workers are silhouetted against the light. One worker on the left is standing on a ladder, holding a hard hat. The other worker on the right is standing on a higher level of the structure, leaning against a vertical beam. The background shows a complex network of steel beams and a large crane arm extending from the top right. A blue rectangular box is overlaid on the right side of the image, containing the text 'OUR PROJECTS' in yellow, bold, sans-serif capital letters.

# OUR PROJECTS

# PROMENADA MALL SIBIU



**Client:** FESTIVAL SHOPPING CENTER;  
**Services:** Project Management, Cost & Commercial Management; Tenant Coordination; Construction Management; Site Inspection; Health & Safety Coordination;  
**GBA:** 116.624,42 sqm;  
**Investment:** More than 150 million Euro;  
**Start date:** April 2018;  
**Completion date:** November 2019;

The project consisted in building a shopping centre in Sibiu, Romania, on the premises of the former factory Simerom, with fast access to the proximity of old town.

The concept design mixtures old and new, industrial and retail as the shopping mall is an iconic piece of the city. Up to now the facade of the building brings together at least seven

different type of materials. Promenada Mall Sibiu hosts 135 stores, such as: first Kaufland within a shopping mall; Inditex group – Zara, Bershka, Massimo Dutti, Oysho; Pull & Bear, Stradivarius; H&M; New Yorker; Cinema CineGold etc.

*The official opening took place on 15th of November 2019.*

# CINEMA PROMENADA MALL SIBIU

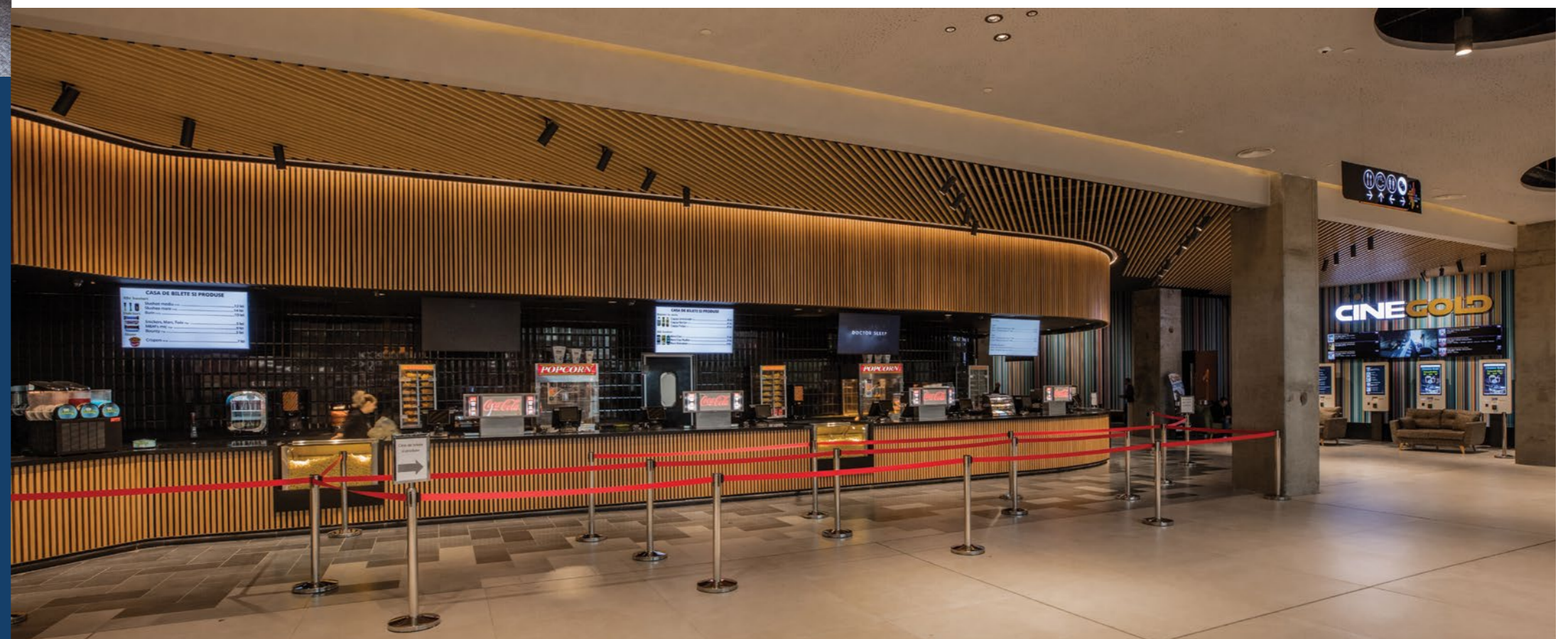


The cinema is the first multiplex in Sibiu equipped with 3D projectors, 7.1 Dolby sound and a VIP hall, nine screen halls and over 1400 seats available, located at the first and second floor of Promenada Mall Sibiu.

CineGold has integrated industrial design, incorporating raw materials such as wood, concrete, metal. Four of its nine cinema halls are equipped with stages, lights and sound systems ready for live events, concerts, theatre and live stream transmissions.

*The official opening took place on 15th of November, 2019.*

**Client:** FESTIVAL SHOPPING CENTER ;  
**Services:** Project Management, Cost & Commercial Management; Tenant Coordination; Construction Management; Site Inspection; Health & Safety Coordination;  
**GBA:** 3.200 sqm;  
**Investment:** More than 150 million Euro;  
**Start date:** April 2019;  
**Completion date:** November 2019;



# TÂRGU MUREŞ SHOPPING CENTER

**Client:** Târgu Mureş Shopping City;

**Services:** Project Management, Cost & Commercial Management; Tenant Coordination; Construction Management; Site Inspection; Health & Safety Coordination;

**GBA:** Over 55.000 sqm;

**Investment:** More than 50 million Euro;

**Start date:** April 2019;

**Completion date:** Q1/2020;



The new shopping centre in Târgu Mureş debuting on spring 2020 is located on a site area of 13 ha. Târgu Mureş Shopping Centre includes big tenants such as New Yorker, LPP, Inditex, a Carrefour Hypermarket, and 4000 sqm of entertainment areas – cinema and food& beverage stores.

The shopping mall is easily accessible, with five new roundabouts, 1300 parking spaces and three access points to the parking spaces on the roof.

The traffic connections and the public transport links make this location an attractive place to shop and spend leisure time.

*Târgu Mureş Shopping Centre is scheduled to be opened in first quarter of 2020.*

# PROMENADA MALL BRĂILA



**Client:** Brăila Promenada Mall;  
**Services:** Construction Management; Design;  
Project Management; Cost Management;  
**GBA:** Over 3.000 sqm;  
**Start date:** August 2018;  
**Completion date:** May 2019;



The project consisted in the refurbishment of the food court within Promenada Mall Brăila Shopping Center. The works included the area of the former ice rink and several adjacent commercial spaces.

In this upgrading process, we also addressed all aspects related to increasing users' level of safety, raising comfort and creating a pleasant and attractive environment for the shopping mall.

The new concept is based on a special mix of design lines, natural light, vertical green spaces, comfortable furniture, special areas designed for families with toddlers, as well as a pleasant location for young people and adults, Cărturești library.

# PLOVDIV SHOPPING CENTER



The new shopping centre in Plovdiv is set to become a dominant entertainment destination in Bulgaria.

With an area of 150,000 sqm, it will provide a gross leasable area of 60,000 sqm, the largest GLA in the region.

Together with a tenant mix of 200 local and international brands Plovdiv's new shopping centre will offer a range of entertainment and leisure facilities that will include a modern

multiplex cinema as well as a hypermarket. In addition to the shopping centre, the concept includes the construction of 12 levels of office area, around 40,000 sqm office space.

The shopping centre will be easily accessible via personal cars or public transportation from any part of the city. Drivers will benefit of a large parking area, with over 1,500 parking bays, spread on seven levels.

*The schedule delivery date is Q4 2020.*



**Client:** NEPI Project Four;  
**Services:** Construction Management; Tenant Management; Site Inspection; Health & Safety Coordination;  
**GBA:** Over 150.000 sqm;  
**Investment:** More than 150 million Euro;  
**Start date:** November 2018;  
**Completion date:** November 2021;



In engineering, client satisfaction is achieved by delivering projects in the shortest time with the highest quality and within the estimated budget. Profitability is achieved by high productivity.

Delivery time, quality, cost management, commercial management and productivity are key drivers to be controlled by key performance indicators.

## Contact details:

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