

BALTIC ENGINEERS

Digital Design

1. Design Proposals

All works necessary to publicise Design and to obtain Technical Architectural Requirements and LOGIN Conditions.

2. Working Design

Il design works and other services necessary to obtain Building Permit. Development of spatial, parametric model (BIM) of a designed building.

3. Technical Design

All design works and other services necessary to obtain Building Permit. Development of spatial, parametric model (BIM) of a designed building.

4. "As-built" Design

Update of a building model on the basis of actual performed works, entry of elements' parameters, preparation of required documentation. Preparation of building model for operation of a building.

Design and construction management

1. Design Proposals

Coordination of Design preparation; quality, time and budget control.

2. Procurement organization of construction works

Preparation of Contractors' list, preparation of tender documentation. Procurement process organization; analysis of proposals and conclusions.

3. Construction Work Management

Monitoring of construction work, time-schedule and budget control, construction risk management; Management of change.

4. Technical Supervision of Construction Works

Quality control of construction works; quality control of materials and equipment used.

5. Organization of construction completion

Construction monitoring, time-schedule and budget control, construction risk management. Management of change.

6. Health and safety coordination

Coordination and control of implementation of health and safety requirements at work, established in regulatory legislation.

7. Recommendations for design solution optimization

Complex analysis of Design, recommendations.

Territory Planning

1. Territory Planning

Preparation of documents for general or detailed planning given the territory planning level and tasks that specify spatial development of planned territories and central requirements for use and protection or regulation.

2. Preparation of documents for special territory planning

Preparation of documents for general or detailed planning given the territory planning level and tasks that specify spatial development of planned territories and the central requirements for use and protection or regulation.

3. Preparation of Land Hold Design

Preparation of documents for land-formation planning that determine land plot formation, re-organization, seizure of land for public needs, consolidation or conditions of use and restriction following the assessment of planning goals and objectives.

4. Preparation of territorial development concept

Preparation of territory development concept that identifies development possibilities following the assessment of built-up, environmental and engineering infrastructure conditions and evaluation of legal aspects of restrictions.

Project planning

1. Budget planning

Services in helping the Builder to estimate price of the future construction and potential costs.

3. Technical and Economical Due Diligence

Technical Due Diligence (TDD) – assistance to Builder, when purchasing or selling real estate (land plots, buildings).

5. Dynamic modelling of energy

Preparation of virtual distinctive model of a building, performance of energy behaviour simulation given the agreed task.

2. Surveys

Various surveys, including geodetic, geological, noise, pollution, eco-geological are conducted on demand.

4. Technical Task and Builder Specifications

Preparation of brief or detailed documents, which determine quality requirements of Builder for future buildings, procedure and principles for selection of Designer and Contractor, scope of responsibilities among participants of the process.

6. Project concept

Preparation of initial scheme of building idea (architecture, land plot) and operation principles. Identification of approximate key indicators of a building. Assessment of restricting legal acts and territory planning documents. Analysis of the possibility to connect engineering communications.

7. BIM coordination

Preparation of BIM plan for all Design stages, specifying the level of particularity of 3D model, indicating desired parameters and properties of elements, audit of intersections is conducted (intersections matrix created) and update of coordinating models is developed.

9. Project Development Plan

Preparation of Road Map, Gantt Chart and Project Schedule.

8. Project Implementation Plan

Preparation of a document specifying and determining activities and responsibilities of participants of a particular project and a course of a project.

Environmental services

1. Environmental Impact Assessment (EIA)

When preparing documentation of Environmental Impact Assessment (EIA) of planned economic activity, potential environmental consequences of project are strategically assessed, giving recommendations to avoid or mitigate such impact and presenting alternatives to Organizer of planned economic activity that allow to select optimal development option and avoid potential risks of the activity.

2. Public Health Impact Assessment (HIA) and identification of Sanitary Protection Zones (SPZ)

Public Health Impact Assessment (HIA) is carried out during EIA process or separately, when a type of economic activity is planned, for which Sanitary Protection Zones (SPZ) limits are identified or specified by method of HIA. However, EIA is not required to identify or specify them.

3. Strategic Environmental Assessment (SEA)

Strategic Environmental Assessment is carried out when preparing plans and programs in order to select the most suitable alternative of plan or program solutions.

5. Environmental Due Diligence, consultancies

Performance of Due Diligence of a company activity in compliance with environmental legal requirements, recommendations and consultancies on company environmental performance improvement. Preparation of Environmental Protection Studies. Consultancies on the possibility of economic activity development in a territory and assessment.

Application for receipt of Pollution Integrated Prevention and Control Permit (IPPC) and Pollution Permit (PP) preparation services

Consultancies to companies on the issues of Pollution Integrated Prevention and Control Permit (IPPC) and Pollution Permit (PP) receipt and abolition, preparation and coordination of applications and other documents for submission of application: waste management decommissioning plan, technical regulations for waste recovery or disposal, natural resources saving and waste reduction plans and etc.

BREEAM

Holistic Environmental Assessment methods

1. BREEAM assessment service

2. BREEAM coordination service

3. BREEAM Task preparation, pre-assessment, final assessment. Baltic Engineers is a certified assessor of BREEAM NEW CONSTRUCTION.

4. Preparation of studies and reports of artificial lighting, acoustic modelling, dynamic energy modelling under BREEAM requirements.

5. Appointment of responsible team members and task management.

6. Studies required for BREEAM assessment.

7. Consultancies to contracting companies on issues of BREEAM implementation and evidence preparation.

