

Delivering Excellence



Services

2017

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Who are we and what is our mission?

Brisk Group is an independent privately owned company delivering high standard consulting services in the construction industry. With a diverse experience in many industries and sectors, and proven capability of successful delivery of an array of large to small projects we are quality focused and committed to our client needs.

Our creed is based on a spirit of community, trust, quality services and long term business relationships.

Brisk Group has a robust set of management principles including strong customer focus, the motivation and implication of top management, a process driven approach and continual improvement.

Our approach is focused on professional first class tailored services for individual client needs.

Brisk Group is driven by innovation and by inspiring positive change at all levels in our clients organizations and their projects, by bringing in and applying lessons learned from our diverse international experience.

By applying principles, tools and techniques tried and tested through successful delivered projects on the Global Market we are committed to achieving and exceeding client requirements.

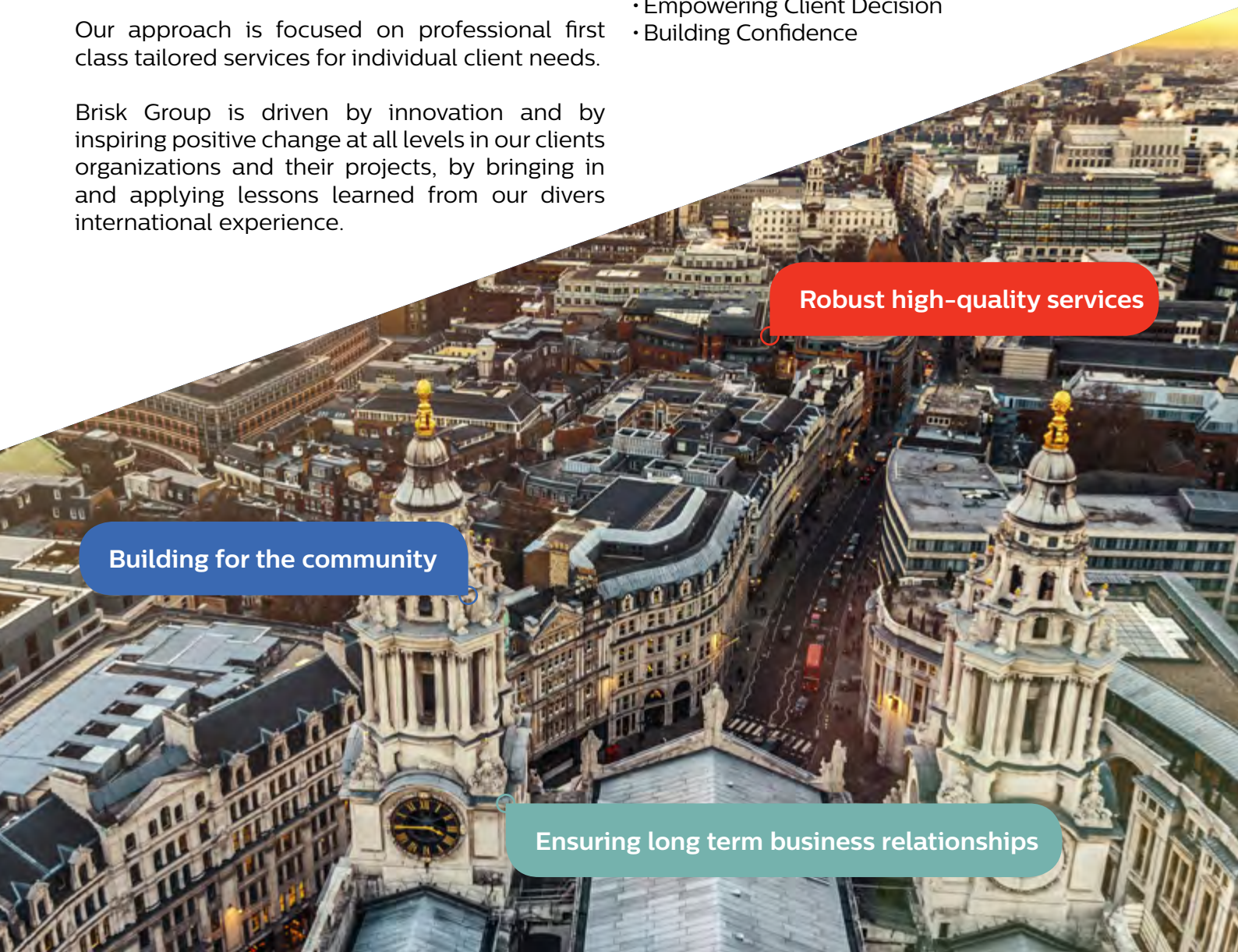
ADDED VALUE TO OUR CLIENTS

- Wealth of Experience in the Construction Industry
- Mitigating Risk
- Enabling Opportunities
- Minimising Uncertainty
- Agile Management
- Project Predictability
- Championing Pro-Active Project Management
- Reducing project costs and Improving delivery timeframes.
- Increased Quality
- Empowering Client Decision
- Building Confidence

Robust high-quality services

Building for the community

Ensuring long term business relationships



Project Management

For Brisk Group Project Management is about understanding client needs and requirements, robust leadership and creativity. Effective teamwork is central to success. To achieve this, we develop client briefs, build and deploy project teams that can respond with best practice solutions. We understand the needs of stakeholders and we build and motivate teams all the while co-ordinating the work of different contributors.

We are delivering project success through effective planning, the right team and rigorous controls. Creating the right delivery strategy for a project depends on a detailed preparation stage during which business requirements, risks, constraints and stakeholder interests are fully understood. Robust controls maintained throughout the life of the project will ensure challenges are effectively addressed to meet client time, cost and quality objectives.

Our project management approach reduces risk and helps clients deliver projects in a consistent and improved manner, no matter what stage of the project life-cycle we are appointed in.

We build long term relationships with our clients and by focusing on their business goals we find effective solutions adding value to their investment. We put together specialist teams using our close links with peer consultants and contractors.

Solutions are always bespoke and ensure innovative and effective delivery.

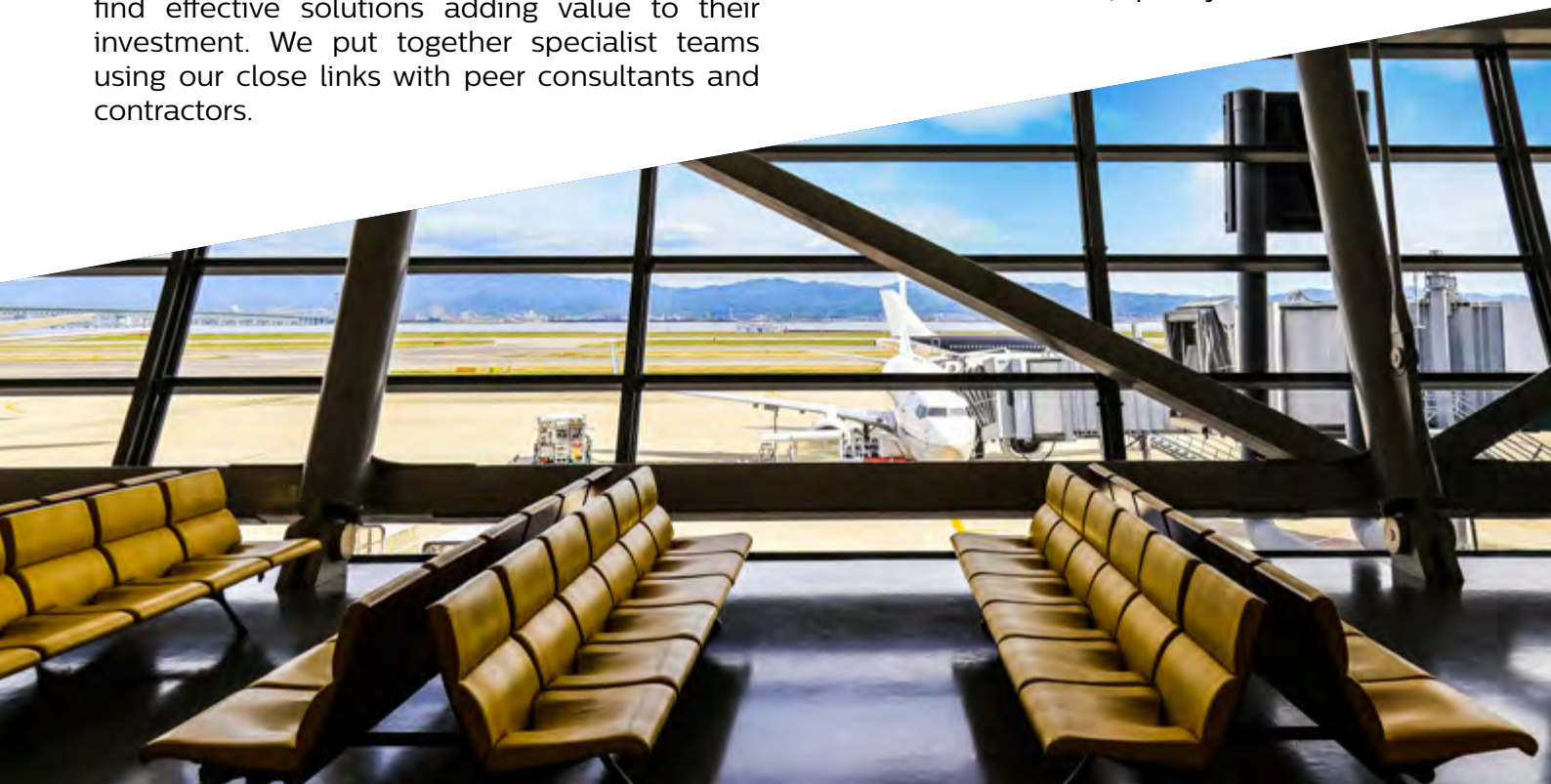
We put client interests first, ensuring we help deliver the outcomes that matter to them.

Project Management Service Areas

- Project brief development
- Design management
- Executive or turnkey project management
- Portfolio management
- Contract administration
- Construction management
- Project handover and close out
- Project audit

Usual Client Challenges (Questions)

- How to find the right project solution to meet business demands?
- How to build a high performing team to deliver?
- How to secure the necessary internal and statutory approvals?
- How to minimize the impact on existing operations?
- How to make secure project delivers on time and to budget, to the required quality standards?
- How to assure performance and build stakeholder confidence, quickly?



Cost Management

Brisk Group provides independent and impartial advice that can be trusted. We proactively manage construction costs, from initial feasibility to final account, to ensure best value for our clients. We develop an in-depth understanding of our client's business goals and become their champion in project delivery, enabling their business decisions with our depth of construction knowledge. Our first-class team and services and our rigorous cost control systems ensure that value is exceeded and delivered for every client.

Predictability and control of costs are essential principles for all organizations when planning and undertaking capital projects or programmes. Our approach to cost and commercial management is driven by a real commitment to maximizing return on investment for our clients. We provide you with outcome confidence from day one, helping to establish project viability with a clear, robust baseline. We optimize cost performance at every stage through our proven methodologies, cost models, cost data, and assurance approach. Brisk Group will own your commercial agenda - driving to achieve cost and value targets every step of the way, and managing threats and changes pro-actively. Brisk Group will provide truly independent advice, delivering the right solutions to protect your interests.

Solutions are always bespoke and ensure innovative and effective delivery.

Cost Management Service Areas

- Cost benchmarking
- Cost estimating
- Whole life costing
- Cost planning and engineering
- Cost control
- Cost auditing and assurance
- Value engineering

Usual Client Challenges (Questions)

- What will the project cost, and what are the options?
- How to achieve certainty in the delivery of cost targets, on budget?
- How to improve cost efficiency, across the life cycle?
- How to manage commercial risks?
- How to maximize return on investment?



Project Controls

Control and Performance

Brisk Group is applying robust and pro-active controls from a clear baseline to deliver confidence in programme and project performance.

Project controls is a critical tool to minimize time and financial risk exposure and provide greater confidence in the predictable delivery of a client's investment.

Through deploying the right level of project controls Brisk Group assures that client investments are set up for success, with all the required enablers for control established and integrated across the programme or project. This reference point then allows us to assure performance, setting goals and measuring delivery against these targets.

Ultimately our goal is to optimize delivery of the investment, advising on areas for efficiency, recommending management action to protect performance and bringing project and market data to compare performance and propagate learning in the programme.

Project Controls Service Areas

Controls development and transformation

Baseline development

CAPEX, OPEX and life-cycle estimating

Performance assurance

Functional support across cost, schedule, risk, change, resource and reporting management

Earn Value Management Throughout the project life-cycle

Usual Client Challenges (Questions)

How to control my project / programme?

How to develop and demonstrate a robust baseline?

How to build confidence in predicted delivery performance?

How to manage project risks and opportunities and / or across the programme?



Programme Management

Brisk Group is focused to offer independent, specialist advice to our clients. This is reflected in our programme management service where we solely focus on the client's programme and its set of related projects, which together will deliver the defined objectives for the organisation.

We expect objectives and goals of a programme to be typically at a strategic level so that the client organisation achieves benefits and improvements in its business operation. We start with strong leadership in our team to set the tone of cooperation, collaboration and open communication with all stakeholders to the programme. We understand the factors that drive programme success, providing the knowledge and tools for effective implementation that enable all resources to be in place for successful delivery.

Capital investment programmes are complex. They exist within a wide business context and involve multiple interdependencies and interfaces, diverse stakeholders, competing priorities and challenging goals. All of these things combined, together with the push to maximise outcomes, demand an efficient and integrated management approach.

As our people have been in delivering roles in some of the world's most complex programmes, we bring real insights and experience to programme management. We provide independent advice, detailed support and commitment to successful delivery to our clients, whatever the stage of their programme. Our services range from providing programme management and programme management offices, to navigating the risks and challenges, capturing and realising opportunities and building the right culture and capabilities.

This includes defining the right strategies and providing leadership and implementation in best practice programme controls – across cost management, scheduling, risk management, quality, reporting and stakeholder management. And we look ahead, assessing and supporting how the programme needs to evolve over time to deliver changing scope, risks and opportunities.

Managing information is a key part of delivering programme performance. We use technology in an intelligent way, to bring control, efficiencies and improvement.

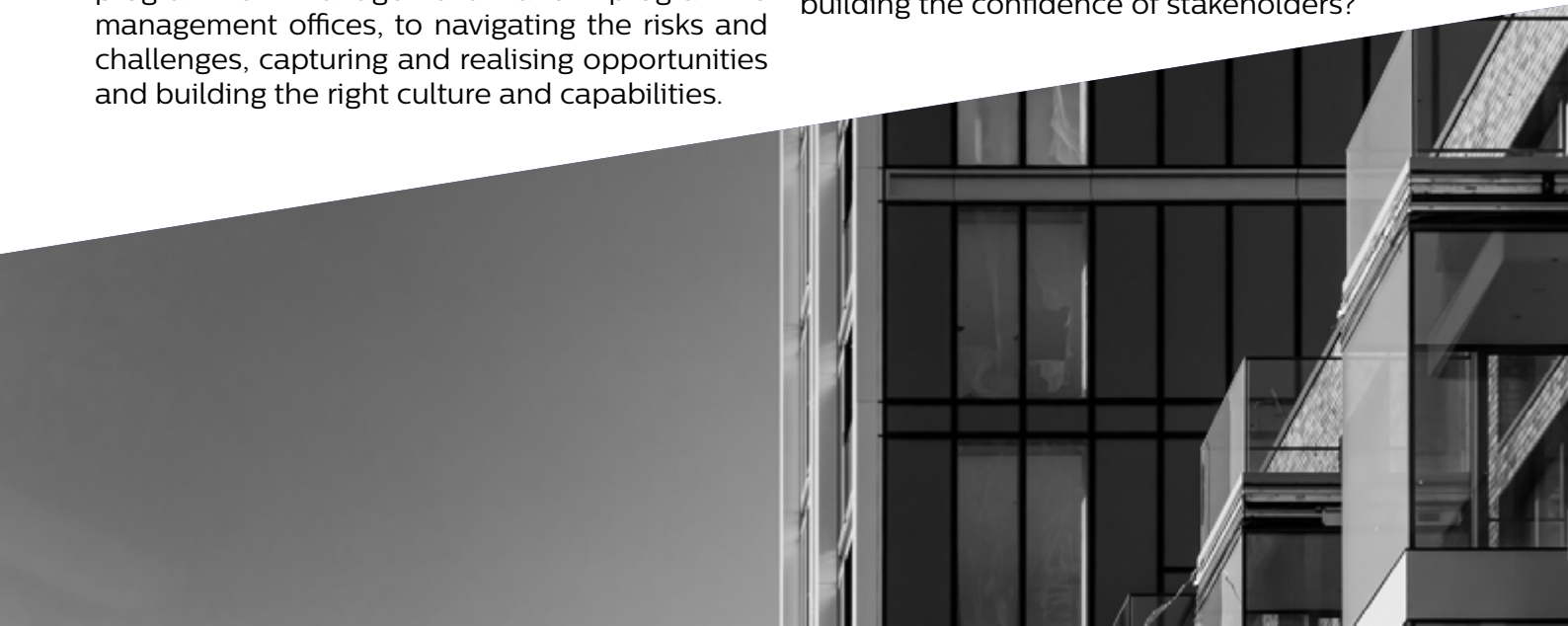
We help clients plan and prioritise, and to deliver consistency and certainty of results.

Programme Management Service Areas

- Programme management
- Programme improvement
- Programme assurance
- Programme recovery

Usual Client Challenges (Questions)

- How do I build the right capabilities and a consistent approach across the programme, working towards the same goals?
- How do I manage risk effectively?
- How can I embed continuous improvement, and deliver measurable benefits?
- How do I achieve certainty of outcome, whilst managing ever changing requirements?
- How can I get this programme back on track, guarantee delivery on time and budget and building the confidence of stakeholders?



Development Management

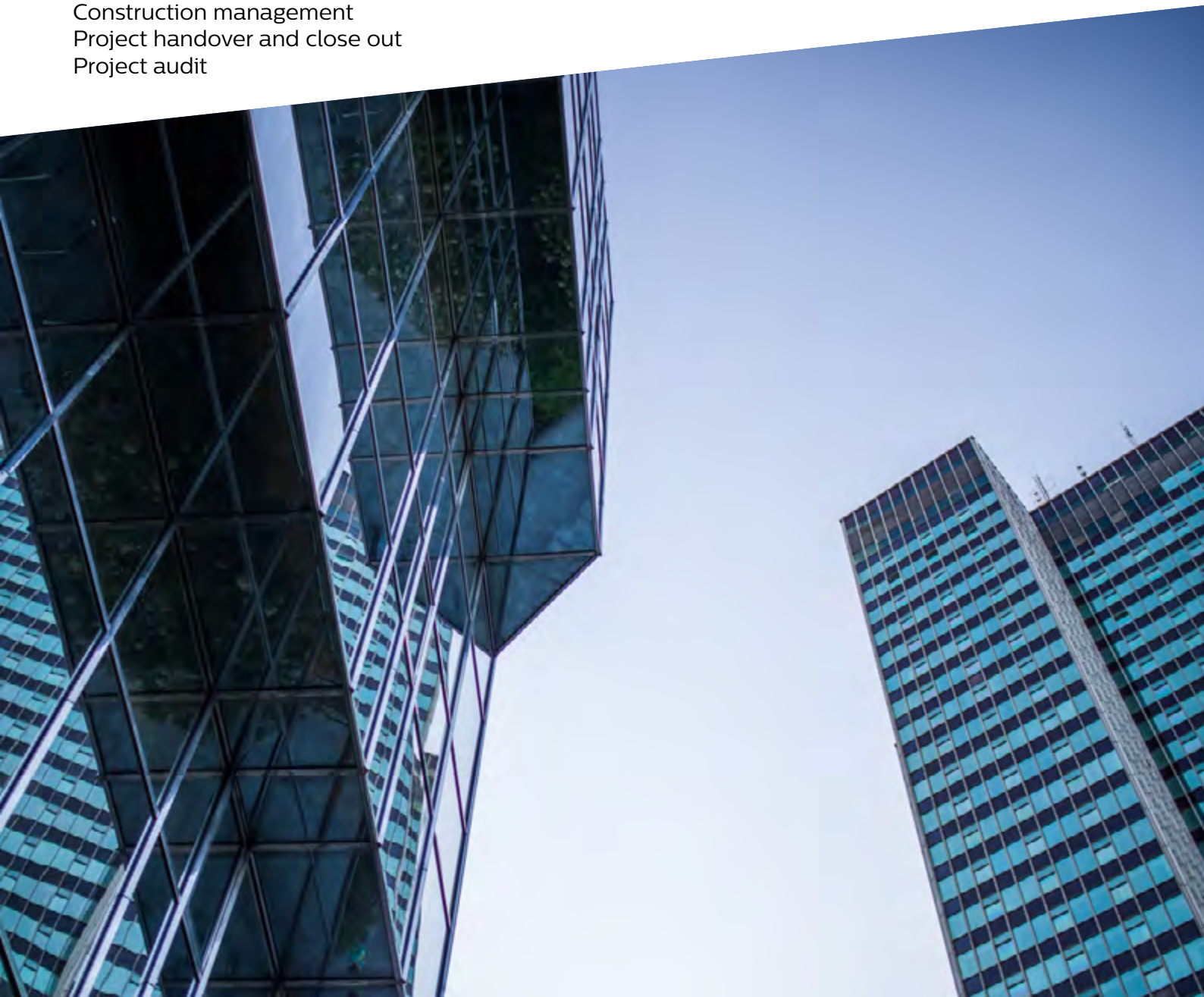
Brisk Group as Development Managers take a project from inception through to completion, creating a property asset along the way. We manage the team and any third parties and negotiate all the necessary consents for the project. By deploying our set of skills and techniques we work creatively with designers, agents and funders to achieve the returns illustrated in the financial model.

Development Management Service Areas

- Project brief development
- Design management
- Contract administration
- Management of all consents and approvals
- Construction management
- Project handover and close out
- Project audit

Usual Client Challenges (Questions)

- How to find the right project solution to meet business demands?
- How to build a high performing team to deliver?
- How to secure the necessary internal and statutory approvals?
- How to minimize the impact on existing operations?
- How to make secure project delivers on time and to budget, to the required quality standards?
- How to assure performance and build stakeholder confidence, quickly?



Development Monitoring

Before banks agree to fund property developments, they must have a good understanding of the construction aspects of the project in order to weigh up the risks that might impact on their loans. When a development is underway, it must be carefully monitored with regular site visits made in order to pick up any key issues as they arise. We advise when costs can be drawn down against the loan facility, and on the adequacy of the remaining undrawn loan to cover the forecast cost to complete.

Brisk Group provides independent advice on the capital investment efficiency, by monitoring and reporting on management of the project cost, risks and opportunity management, management of project scope, benefit delivery and realization, quality management, health and safety management, schedule management, contract management and project delivery through governance process.

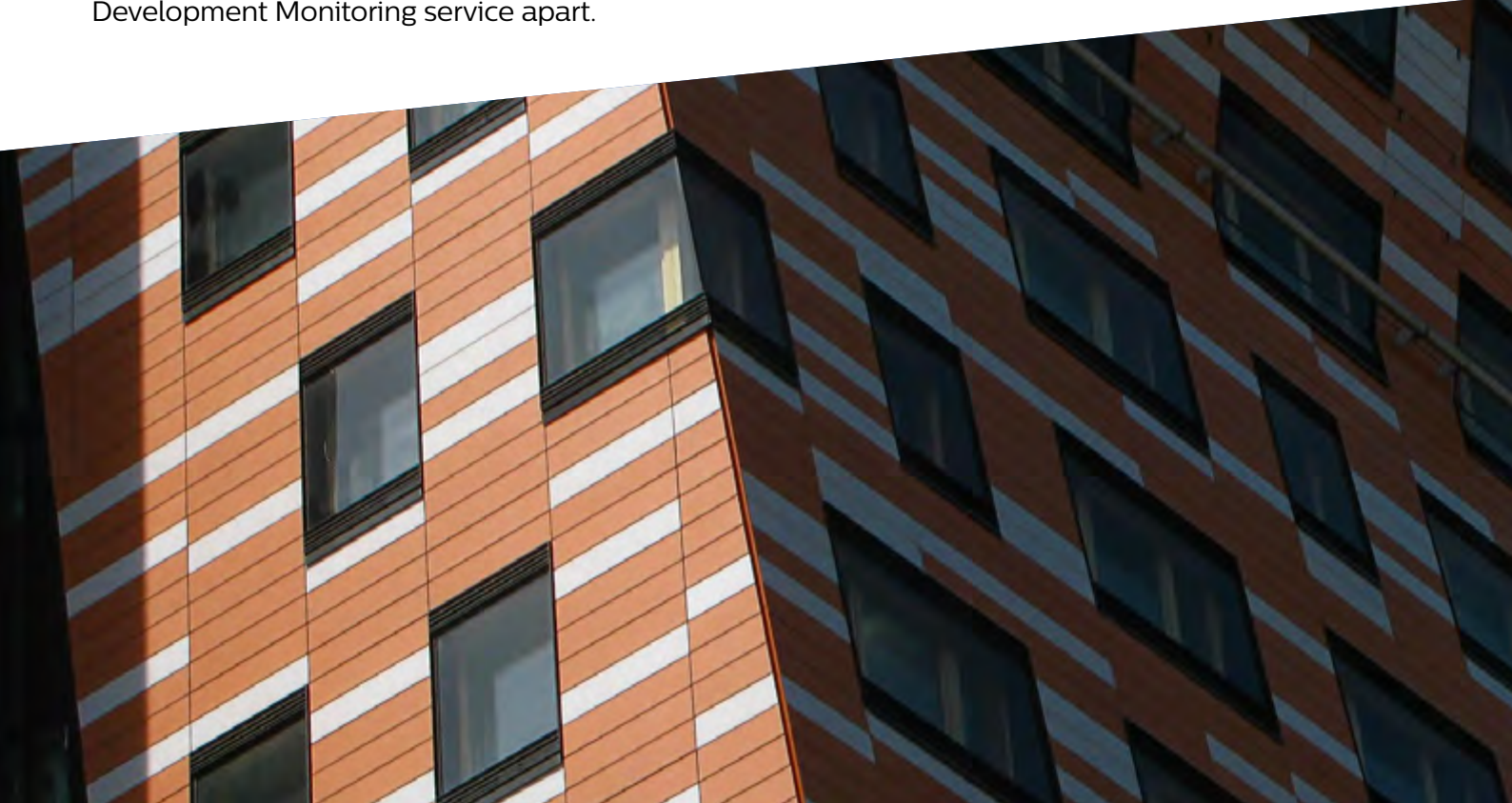
We have extensive experience in Development Monitoring area of work. We liaise with banks, their lawyers and valuers at every stage of a development. Every project is led by one of our senior staff. It is this close collaboration, and the direct involvement of Partners who have knowledge of the whole development process, that sets our Development Monitoring service apart.

Development Monitoring Service Areas

- Cost benchmarking
- Whole life costing
- Cost planning and engineering
- Cost control
- Cost auditing and assurance
- Project brief development review
- Efficiency assurance in Design management
- Assurance in contract administration
- Assurance in construction management
- Auditing project handover and close out
- Project audit
- CAPEX, OPEX and life-cycle estimating
- Performance assurance
- Functional support across cost, schedule, risk, change, resource and reporting management
- Project investment analysis

Usual Client Challenges (Questions)

- What will the project cost, and what are the options?
- How to achieve certainty in the delivery of cost targets, on budget?
- How to improve cost efficiency, across the life-cycle?
- How to manage commercial risks?
- How to maximize return on investment?



Risk Management

Identification and mitigation of project risks is inseparable from our core services of programme, project and cost management.

Brisk Group as independent cost and financial advisors to the construction industry offers risk analysis and management as a separate, as well as an integrated service to our clients.

We are experts in delivering risk and value management workshops. With the aid of simulation analysis tools including Oracle Primavera Pertmaster (Primavera Risk Analysis) software, we can provide detailed cost and schedule integrated risk analysis to provide visibility to project contingency and enable proactive management of risk and opportunity.

We strongly believe in a proactive approach in respect to risk management as to identify and mitigate risks before these become issues on the project and managing and realizing of opportunities.

Services we can provide include:

- Project Audit
- Project investment analysis
- Project funding support
- Sensitivity analysis
- Project Risk management
- Forensic analysis
- Claims support



Construction Management

Through Construction management Brisk Group offers (provides) a very successful alternative to traditional methods of procuring construction works, where the construction manager will be appointed on a professional basis to deliver the construction project. It provides the client with the ability to actively manage cost and risk to suit their specific requirements throughout the life-cycle of a project. Construction Management is a professional and non-adversarial way of organizing and directing workers, materials and equipment to accomplish the building designer's vision for a project, without using a main or management contractor.



Sustainability

As property becomes subject to more regulation and raised expectations, owners and occupiers will be exposed to new challenges and costs. In addition, transparency and comparability are increasingly demanded both by governments and markets across the globe. In this new context, the sustainability performance of buildings is beginning to significantly impact budgets and reputations. Brisk Group offers industry best practice advice in this area.

Project Engineering

Project engineering department comes into play as a liaison between the project manager and the technical disciplines involved in a project and as a primary technical point of contact (POC) for the client.

Project engineering works spread out from the inception to final acceptance of construction projects and play a crucial role in having the project's technical and functional requirements fulfilled based on applicable codes and project specifications related but not limited to: architectural, structural, civil, mechanical, plumbing, electrical, telecommunications, technical security systems, fire alarm, fire protection, life safety, security, environmental, etc.

Complex projects that include multiple specialty disciplines develop complex structures between different trades (designers, contractor resources, consultants, vendors, quality control and quality assurance).

Coordination and communication between all the involved parties usually represents the key to success or failure of any complex project, therefore the need of a team responsible for turning different running parts into a mechanism that works as a whole.

Project engineering works in close relation with the project manager, project controls department (planning department) in order to prepare schedules, pre-plan and resource forecasting for engineering and other technical activities relating to the project.

In the construction industry, project engineers are the technical representatives of the client out in the field, helping different tradespeople and/ or contractors interpret the projects designs, ensuring that the project is constructed in accordance with the project plans (drawings) and specifications, being in charge of the overall quality control of the work.

In regards to the vendors and contractors, the project engineering department working close with project management and project controls departments, is in charge of performance management.

Duties mould onto project's type and particularities, yet there are some guidelines that limit the responsibilities to the following:

- Assisting on schedule preparation
- Pre-planning and resource forecasting for engineering and technical activities
- Establishes material, service and rental contracts
- Performance management of vendors (i.e. working in tandem with the project controls department).
- Contribute to the accuracy of financial forecasts which tie-in to project schedules
- Ensure projects are completed according to planning documents (drawings, specifications, applicable codes)
- Contribute in the section process and procurement contractors / subcontractors and materials
- Maintain inventory logs
- Contribute to schedule and technical aspects, Specification review, project delivery look-aheads, and schedule updates
- Submittal log
- Develop coordination drawings and even shop-drawings as required.
- Manage the coordination process
- Inter-discipline coordination during project execution
- Overall quality control of the work
- Working together with the Project Manager as to facilitate effective communication between engineering, designers, construction, project controls groups and client
- Interpretation of drawings to tradesmen
- Review of engineering deliverables
- Requests for Information both from designers or client.
- Troubleshoot / Develop check & work plan
- Regular project status reports
- Contributing to Budget monitoring and trend tracking
- Bill of materials creation and maintenance
- Job close-out – Contract close out, punch lists, deliverable closeout
- Redlining drawings / As-built drawings / As-built specifications
- Assistance to project manager

Project Controls in Precast Concrete

Brisk Group has extensive knowledge in the precast concrete industry, our people implementing and delivering high standard quality solutions for our clients all over the world.

Through our services offering we ensure that value adding tools and robust processes are being implemented and existing ones are being enhanced as to enable our clients to be efficient and set for success in their projects.

As in all other industries, the precast concrete industry not providing any exceptions, clients are faced with an array of challenges when it comes to delivering projects. In the precast industry successful project delivery rests on driving quality and efficiency in the production process and ensuring a tight and clear coordination between department teams and subcontractors. Throughout the entire delivery process we ensure that our clients have a detailed understanding and have the right tools to enable close control of the quality, time and costs regarding the products that are being delivered.

Our diverse international experience in this industry, across Europe and Middle East, as well as our extensive knowledge in using specialized ERP

systems for precast manufacturers (BETSY ERP Software) are a guarantee of our comprehensive support and commitment to successful delivery to our clients needs. We optimize cost performance at every stage (estimation, design, procurement, production, transport, erection,) through our proven methodologies, cost models, cost data, and assurance approach.

Predictability and costs control are essential principles for all organizations when planning and undertaking capital projects or programmes. We ensure challenges are effectively addressed to meet client time, cost and quality objectives.

Usual Client Challenges

How to control my project?

How will design affect my overall costs?

What will the project cost and what are the options?

How to increase efficiency in design, production, transport and assembly?

How to manage interactions between client, designers and production?



Transport And Infrastructure

The Transport sector covers all aspect of rail, roads and air. Rail, which is the greenest and most sustainable mode of transport and the most viable over long distances, is seeing high speed rail becoming increasingly important as governments try to persuade people out of their cars. However, road networks continue to play their part in efficient transport systems as consumers continue to use their cars despite congestion and carbon emissions, and transporting goods by road is still seen a flexible, timely and affordable solution.

Our people have been commissioned in key role in the delivery of some of the world's most complex transport projects, providing clients like Transport for London, HS2, Riyadh Metro System, Gatwick Airport, Jomo Kenyatta International Airport, Manchester Airport and Heathrow Airport Limited, with high-quality solutions to their business challenges. We have delivered on time

and on budget, maximizing returns on public (client) spending and ensuring that the image and reputations of some of the biggest transportation providers remain intact.

Through our management, leadership and knowhow to control and deliver multi-faceted schemes we have ensured delivery to our clients' specifications. Because we have worked on projects as vast and diverse as Heathrow Capital Investment Portfolio of Projects, Gatwick Airport North Terminal Development Programme and Development of the Riyadh Iconic Olaya Metro Station , we understand the unique issues transport agencies face, and work closely with them to improve customer satisfaction, deliver safe and convenient services that minimize disruption to the traveling public, and manage their capital investment effectively.

Selected Experience:

Heathrow Airport London Independent Fund Surveyor Framework Capital Development Programme

Value: 1.5 billion Euro

Type of service provided by our people:
Fund Development Monitoring

Project Description: Development monitoring services which involved review of key projects within the capital investment plan over a five year regulated period.

Gatwick Airport London - North Terminal Development Programme

Value: 320 million Euro

Type of service provided by our people:

- Project Management
- Design Management
- Project Controls
- Planning.

Project Description: The programme affects all critical areas of the North Terminal including the International Departure, Lounge extension, Immigration extension, Central Security Search, Check-in and Baggage areas reconfiguration



Olaya Metro Station Riyadh UAE

Value: 500 million euro

Type of service provided by our people:

- Project Management
- Design Management
- Project Controls
- Planning.

Project Description:

Development of an iconic / state of the art metro station, this being one of the two iconic metro stations which were planned to be built as part of the Riyadh Metro Development Programme.

Manchester Airport Redevelopment / transformation Programme

Value: 1.3 billion Euro of capital investment projects

Type of service provided by our people:

- Project Controls
- Planning.

Project Description:

Programme will involve redevelopment and reconfiguration of existing airport facilities, building new terminal and piers facilities, baggage and airfield infrastructure.



Jomo Kenyatta International Airport Kenya Nairobi

Value: 500 million euro

Type of service provided by our people:

- Project Management
- Design Management
- Project Controls
- Planning.

Project Description:

Redevelopment of Jomo Kenyatta International Airport in Nairobi Kenya infrastructure (terminals, baggage, airfield and transport links infrastructure).



Residential

The Residential sector is as broad ranging as it is complex, encompassing single bespoke private houses to large multiple unit schemes with mixed tenure occupancy. Sustainability is a significant issue for clients and will continue to increase in importance with the move towards zero carbon housing. Finding the balance between satisfying commercial pressures, delivering environmental targets and keeping up with advances in technology and materials are just some of the challenges.

Our people have been commissioned to deliver private estates to super prime multiple units, from major residential led mixed-use developments to regeneration schemes. Our team of highly focused, specialized and experienced staff have delivered a mix of new build, refurbishment and conversions for private clients, developers and publicly funded authorities.

Selected Experience:

Grosvenor Square London High End Refurbishment

Value: 3 million Euro

Type of service provided by our people:

- Project Management
- Cost Management

Project Description:

The project involved refurbishment of an existing high end apartment to a very high standard of quality.

High End Residential Project Kensington London

Value: 2.5 million Euro

Type of service provided by our people:

- Project Management
- Cost Management

Project Description:

The project involved refurbishment of an existing high end apartment to a very high standard of quality.



Pharmaceuticals

The Pharmaceuticals industry is global, with the major large clients having a presence in most countries in the world. Emerging markets, consolidation and acquisition are key aspects of growth in the current highly competitive marketplace. Our people have been involved in delivering project for blue chip clients like Pfizer, GlaxoSmithKline, Johnson and Johnson and IPSEN working closely in synergy with all

stakeholders and project team members to ensure our clients' business/project key requirements are truly fulfilled, risks are managed and mitigated and opportunities are explored and incorporated. Brisk Group service delivery model is flexible and scalable. This allows us to offer the same high standard of service no matter the size of project or client. Our positive and dedicated attitude promotes strong relationships with our clients.

Selected Experience:

Pfizer Nordics Reconfiguration Programme (Pfizer Denmark Main Headquarters)

Value: 8 million Euro

Type of service provided by our people:

- Project Management
- Cost Management
- Project Controls

Project Description:

This formed part of Pfizer asset appraisal scheme. The project involved the reappraisal of the office building layout and facilities. The building was redesign to correspond to new requirements, making more efficient use of space. The additional gained space being leased -out.

IPSEN UK New Facilities – UK Footprint Programme

Value: 12 million Euro

Type of service provided by our people:

- Project Management
- Cost Management
- Project Controls

Project Description:

The project formed part of IPSEN UK Footprint programme. The project involved relocation and consolidation of all Research & Development functions from the previous existing facilities to a new sterling facility. This involved the fit-out of a newly built 3 story building to accommodate office and laboratories requirements.



Master Planning

In this sector we work with clients to turn undeveloped sites into serviced plots for development or disposal. All major sites have significantly different requirements, so bespoke solutions must be found for each project with flexibility built-in to cope with planning variables and disposal strategies. One of the critical factors in developing sites is striking the balance between

creating enough infrastructure and public realm to create value in the early stages without overburdening cash flow and pushing up client borrowing beyond available funding. Sustainability is also increasingly important in the sector, with innovative infrastructure energy solutions being sort to achieve higher levels of environmental accreditation.

Selected Experience:

Curtain Road East London

Value: 900 million Euro

Type of service provided by our people:

- Project Management
- Cost Management

Project Description:

Development of a underdeveloped site in East London.



Retail

Key to delivering successful projects in this sector is understanding the complexity of retail schemes, the key financial drivers and the impacts on stakeholders. Our experience allows us to give our clients balanced, expert advice from early feasibility right through to project completion.

Our people have worked on major city centre retail-led regeneration, retail fit-outs, food store roll-outs, retail and leisure parks and development monitoring for scheme funders.

Selected Experience:

Modernisation of Gatwick Airport South Terminal International Departures Lounge

Value: 25 million Euro

Type of service provided by our people:

- Project Management
- Cost Management
- Project Controls

Project Description:

The refurbishment, reorganisation and modernisation of Gatwick Airport ST IDL as to enhance passenger experience and maximise retail revenue.

Fenwick Colchester Shopping Mall

Value: 100 million Euro

Type of service provided by our people:

- Project Management
- Cost Management

Project Description:

Development of high street shopping mall as to enhance shopping experience and maximize retail revenue.



Office

Clients are demanding greater value from more density of occupation within buildings that are both sustainable in design and operation. We drive value for them through our detailed knowledge

across the sector and the insights we gain from our market research which aims to develop and communicate best practice in all aspects of the office sector.

Selected Experience:

Arcadia Main Office (Colegrave House) Oxford Street London

Value: 7 million Euro

Type of service provided by our people:

- Project Management
- Cost Management
- Project Controls

Project Description:

The refurbishment, reorganisation and modernisation of Arcadia Offices.



State & Governmental

Huge opportunities exist to manage government estates more cost effectively. Property solutions can encompass capital procurement through to consolidation and efficiency programmes, from facilities management and building operations

through to lease opportunities. To support these solutions we identify organizational transformation which may be necessary to ensure the successful outcome of changes in property and working practices.

Selected Experience:

Biggin Hill London Memorial (Heritage Centre)

Value: 5 million Euro

Type of service provided by our people:

- Project Management
- Cost Management
- Project Controls

Project Description:

Development of WWII memorial and heritage centre.



Experience



Gatwick
AIRPORT

LONDON LUTON
AIRPORT



BAA

Fenwick

IPSEN
Innovation for patient care



GROSVENOR



SCF Betonglement AB

hs
engine for growth

HORMIPRESA



Lupp



BUILDING ON SOLID FOUNDATIONS

CEMENTOS
MOLINS



Ranco & Zamil
concrete industries



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Delivering Excellence



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