BUILDING CONSULTANCY SERVICES

BESPOKE BUILDING & DESIGN SOLUTIONS FOR YOUR REAL ESTATE

OWNERS • OCCUPIERS • FINANCIERS

REAL ESTATE for a changing world
BNP Paribas Real Estate, one of Ireland’s leading Real Estate Providers is pleased to formally introduce our newest business division – **Building Consultancy Services**.

It is headed by Jerry Corcoran, a well-known, highly experienced Architect and Project Manager. Jerry has extensive experience in all areas of the commercial and residential built environment from concept design through completion and handover.

Prior to joining BNP Paribas Real Estate, Jerry has worked for a number of leading practices in the UK (Leslie Jones Architects), Middle East (The Design Studio) and Ireland (Henry J Lyons, Design & Management and JDA Architects).

He has worked on major commercial projects including Uxbridge Town Centre (UK), Jervis Shopping Centre (Dublin), Mercy Hospital (Cork), Arco Oil offices (Qatar), HSQ (Dublin) and the Qatar Academy (Qatar) and major clients in Ireland include: Tesco, IBM, Investec, Sandhills Publishing and BNP Paribas Security Services.

Jerry will work closely with our existing business lines: Investments, Offices, Retail, Property Management, Land & Development, Occupier Services, Professional Services and Consulting, and also with our established Building Consultancy and Design Teams in our UK and European offices.

He has already undertaken a range of assignments for our clients from Office Design & Space Planning, Project Management, Planning & Due Diligence / Health & Safety Advice and Building Surveying Services.

The new business line will serve Property Owners, Occupiers or Financial Clients, our range of services are set out in the following pages.

BNP Paribas Real Estate and Jerry very much welcomes the opportunity to work with you and we can be contacted as follows:

**Jerry Corcoran MRIAI**  
Head of Building Consultancy Services  
BNP Paribas Real Estate Ireland  
(t): +353 1 661 1233  
(m): +353 87 606 6207  
(e): jerry.corcoran@bnpparibas.com
PLANNING, PROJECT MONITORING & DUE DILIGENCE

Working with BNP Paribas Real Estate gives you access to a wealth of appraisal and project monitoring expertise. This will help you make the right real estate decisions, ensuring that your property is constructed, extended or modified to the highest quality, providing flexible and sustainable space to meet your operational and performance requirements.

✓ Provide guidance and advice in respect of the Planning Process in Ireland, both for works that require permission and exempted development.

✓ Prepare Planning Application Drawings and Documentation, Planning Reports etc. for new buildings, extensions, change of use etc. and Section 5 Declarations of Exemption, for existing uses, where applicable.

✓ Project Monitoring of Occupier fit-out works on behalf of Landlords for all project types.

✓ Due Diligence reports in respect of the Planning History of a particular site, building or unit.
DESIGN AND SPACE PLANNING

Working with our experienced architecture and design team will help you create efficient, inspirational and motivational working environments, enhancing property value and performance. We provide value related advice enabling you to ensure that your property assets make a significant contribution to the success of your business.

- We design buildings and plan internal spaces for offices, retail and all types of commercial buildings.
- Advice for Occupiers in co-ordination with Landlord design teams to ensure efficient, cost effective and compliant design solutions.
- Space Utilisation Studies and Floor Area Analysis for office fit-outs.
- Advice in respect of Building Control, Building Regulations and other Statutory Obligations for Landlords and Occupiers.
- Carry out Building Evaluation Analysis and Space Planning Audits to meet current and future needs of clients for expansion or down-sizing.
BUILDING SURVEYING

By choosing BNP Paribas Real Estate you have a partner with vast experience in building surveying and technical due diligence. This means you will fully understand the condition of a building, the risks and opportunities it presents and have confidence in your decision making.

✔ Schedules of Conditions Reports and Dilapidation Reports for Lease Agreements.

✔ Building Surveys and Photographic Record Surveys for all types of Buildings.

✔ Manage and coordinate specialist Environmental, Sustainability & Structural Surveys and Building Services Audits & reports for all Building types.

✔ Capital Works Analysis reports for sinking funds and Life Cycle Analysis.

✔ Budget Costs and Reinstatements Costs for all building types.

✔ Health and Safety Building and Occupant Audits, Inspections and Reports.
BNP Paribas Real Estate has a track record of delivering high quality sustainable projects to programme and budget, exceeding clients’ business objectives. Our approach is to take ownership and responsibility for all aspects of the project, where the project manager acts as an interpreter, coordinator and motivator responsible for ‘driving’ the project to a successful completion.

- Setup and Project Management of construction projects, including new build, refurbishment and fitout.
- Advice to Occupiers and / or Landlords at all stages of the development process, from inception to completion.
- Project Monitoring Advice for Occupiers during shell and core stage of development and again during the fit-out stage.
- Oversee Occupier works, on behalf of Landlords and vice versa, across all our regions.
- Management of Due Diligence and Feasibility Studies including Option Appraisals.
- Tendering and Selection of Project Design and Construction Teams.

BESPOKE BUILDING & DESIGN SERVICES FOR OWNERS, OCCUPIERS & FINANCIERS
GLOBAL TRENDS IN COMMERCIAL REAL ESTATE

MAJOR DEVELOPMENTS & OPPORTUNITIES

Landlords, Occupiers and Financiers are dealing with growing economic uncertainty, including a number of challenges: new social and environmental requirements, increasing legal regulations, risk of property stock obsolescence, the digital world amongst others.

CREATIVE WORKPLACE
Mobile revolution, co-working, co-living, multi-generation workforce, projects vs business as usual... all good reasons to make workplaces agile and creative.

PEOPLE CARE
Human resources require great attention in all real estate decisions regarding locations and services.

DISRUPTION
To take opportunities of emerging trends (Smart buildings, Big Data, IoT), corporates need to strictly manage data, including real estate data.

ECONOMIC EVOLUTION
Companies deal with an increasingly regulated and volatile environment, creating more business opportunities.

CSR
Markets require environmental and social commitments. Sustainability is key to business.

LEASING VS BUYING / OWNING
Real estate must meet financial objectives.

airbnb EMEA HQ, Dublin - Managed by BNP Paribas Real Estate
A-Z OF OUR SERVICES

A

Architectural Services | Arbitration Submissions

B

Budget Costs | Building Surveying Services | Building Survey Report

C

Certification Of Works | Condition Surveys | Contract Administration

D

Design & Project Management | Defect Analysis | Dilapidations | DAC Certs

E

Estimates For Construction Projects | Expert Evidence / Witness

F

Feasibility Studies | Final Schedules Of Dilapidations
Final Accounts For Building Works

H

Health & Safety Inspections | Housing Acts – Landlord Compliance Responsibility

I

Interior Design & Furniture | Inspections Of Buildings
Interim Schedules Of Dilapidations

L

Liability – Defects Litigation Services | Licensing | Land Registry Mapping / Plans

M

Maintenance, Repair and planning | Monitoring of works

BNP PARIBAS REAL ESTATE IRELAND - BUILDING CONSULTANCY SERVICES
A-Z OF OUR SERVICES

Negotiations – Dilapidations

Occupier Monitoring | Office Layouts | Occupational Audits

Project Management | Planning Advice | Planning Applications
Procurement Strategies | Planned Maintenance Surveys | Pre-Acquisition Survey
Photographic Records

Quality Control

Refurbishment | Regulatory Advice | Retail Layouts | Reinstatement Costs

Schedules of Condition and Surveys | Space Planning | Statutory Compliance
Section 5 Declarations | Sinking Funds

Tender Analysis | Terminal Schedules – Dilapidations

Valuations of Construction Work | Valuations for Depreciated Replacement Cost
Valuations of Variations to Construction Contracts | Value Enhancement
Value Engineering

Works – Construction Work: Building Work, Sub Contract Work
Work Schedules

BESPOKE BUILDING & DESIGN SERVICES FOR OWNERS, OCCUPIERS & FINANCIERS
IRELAND - CASE STUDIES

EIR HQ, Heuston South Quarter, Dublin
Appointed as development monitoring Architect representing the building’s new overseas owner to monitor tenant works to this 220,000 sq.ft HQ building.

The works will include statutory consents such as: Planning Permission, Fire Safety Certification, Disability Access Certification and Assigned Certification in addition to building works.

IBM, Offices, Galway / Dublin
Appointed to provide best practice space planning advice and undertake space utilisation studies for open plan office use as part of our ongoing association with one of the world’s largest companies. We have also provided similar services to a number of large national and multinational companies in recent months who are seeking to fully maximise existing office accommodation and / or access future space requirements.

BNP Paribas Securities Services, Dublin
Appointed to undertake Schedule of Condition survey for incorporation into agreement for lease / lease documentation, project manage Tenant fit out works and provide interim and final progress reports on ongoing Landlord works to common areas within multi let office building.

Investec Bank, Dublin
Appointed to prepare capital works analysis and sinking fund calculations for 100,000 sq.ft Office building in Dublin. The project required a detailed survey of the entire building to include the fabric, finishes and all mechanical and electrical services.

Swords Office Park, Dublin
Appointed by investor to prepare planning and development appraisal report (in conjunction with our office and development agency colleagues) and assess project viability. As part of the review we engaged with the Local Authority and all major infrastructure providers to establish constraints and opportunities for the future development potential of a key site.
Liberty Syndicates, Fenchurch Street
Appointed by Liberty Syndicates to work alongside their fit-out project managers to undertake a technical appraisal at London’s iconic ‘Walkie Talkie’ building and contribute to the negotiation of their pre-let.

By acting for them relatively early during the development, we were able to agree a number of tenant variations to the design to meet the client’s requirements.

European Medicines Agency, Canary Wharf, London
Appointed as development monitoring surveyor representing the interests of the European Medicines Agency in connection with their 500,000 sq.ft new build headquarters building developed by Canary Wharf. These works have given us experience of Canary Wharf’s distinct development methodology, their processes and systems and the key personnel within their development and fit out teams.

Double Negative, Great Portland Street, London
Appointed by Double Negative to appraise and monitor the acquisition and refurbishment of their proposed 90,000 sq.ft headquarters building at 160 Great Portland. We achieved cost in use savings from the identification of non-compliant issues and construction defects which included fire safety matters. Their value far exceeded the amount of our fee.

Bloomberg Plc, Walbrook Place, London
Currently retained by Bloomberg to provide strategic advice to support the development and fit out of their 1 million sq.ft new build HQ building at the Walbrook, London. Bloomberg are undertaking their own development as an owner-occupier which is unusual in the modern market. It requires a different approach and has meant that we strengthened our relationship with many of the ‘base build’ contractors.

Barclays Bank, Canary Warf, London
Acted as lead monitoring consultant reporting to Barclays in house project director and alongside their fit out team in respect of new HQ in Canary Wharf. Here we identified construction issues subsequently dealt with by Canary Wharf which achieved significant cost savings and quality improvements.
MAIN LOCATIONS

EUROPE

IRELAND
20 Merrion Road
Ballsbridge, Dublin 4
D04 CGE2
+353 1 661 1233

FRANCE
Headquarters
167, Quai de la Bataille de Stalingrad
92867 Issy-les-Moulineaux
+33 1 55 65 20 04

BELGIUM
Avenue Louise 235
1000 Brussels
+32 2 290 59 59

CZECH REPUBLIC
Pobřežní 620/3
186 00 Prague 8
+420 224 835 000

GERMANY
Goetheplatz 4
60311 Frankfurt
+49 69 2 98 99 0

HUNGARY
117–119 Vaci ut.
A Building
1123 Budapest
+36 1 487 5501

ITALY
Piazza Lina Bo Bardi, 3
20124 Milan
+39 02 58 33 141

LUXEMBOURG
Axento Building Avenue
J.F. Kennedy 44
1855 Luxembourg
+352 34 94 84

NETHERLANDS
Antonio Vivaldiistraat 54
1083 HP Amsterdam
+31 20 305 97 20

POLAND
Al. Jana Pawła II 25
Atrium Tower
00-854 Warsaw
+48 22 853 44 00

ROMANIA
Banul Antonache Street n° 40-44
Bucharest 011665
+40 21 312 7000

SPAIN
C/ Emilio Vargas, 4
28043 Madrid
+34 91 454 96 00

UNITED KINGDOM
5 Aldermanbury Square
London EC2V 7BP
+44 20 7339 4000

MIDDLE EAST / ASIA

DUBAI
Emaar Square
Building n° 1, 7th Floor
P.O. Box 7233, Dubai
+971 44 248 277

HONG KONG
25 /F Three Exchange Square,
8 Connaught Place, Central,
Hong Kong
+852 2909 2806

Alliances*

ALGERIA
AUSTRIA
CYPRUS
DENMARK
ESTONIA
FINLAND
GREECE
HUNGARY **

IVORY COAST
JERSEY
LATVIA
LITHUANIA
MOROCCO
NORTHERN IRELAND
NORWAY
PORTUGAL

SERBIA
SWEDEN
SWITZERLAND
TUNISIA
TURKEY
USA

* November 2017
** Coverage in Transaction, Valuation & Consulting

Jerry Corcoran MRIAI
Head of Building Consultancy Services
BNP Paribas Real Estate Ireland
(t): +353 1 661 1233
(m): +353 87 606 6207
(e): jerry.corcoran@bnpparibas.com

www.realestate.bnpparibas.ie