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## PRESENTATION



The name TECTUM, an association of architects and engineers, stands for competent and innovative planning and consulting services for more than 10 years. The head office has been located in Dresden on the river Elbe. The company in several locations in Pirna (D), Weimar (D), Dubai, Moscow and a large number of external co-operating partners and specialists. During the last years, we have developed into an efficient multi-regional architectural and engineering company. More than 25 employees in three specialized companies make up the inner framework.

The projects that TECTUM supervises range from small structural alteration measures to large-scale projects. Our customers include owners and developers in the public sector as well as commercial and government agencies and foundations, insurance companies, banks, hotels, restaurants, etc.

Our ideal is to design in such a reduced form, that the results endure content and time. Formal restriction and uniformity of materials contribute to this point. With a critical distance from recent architectural expressions, we try to avoid expressionist forms which are only derived from artistic caprice, without reference to use, construction and functionality.

We want a reduction which is based on plausibility and self-evidence. For our conceptions of buildings the positions of dialogical design are relevant as the guidelines of our architectural understanding, like Simplicity, Identity with the location, innovative techniques, careful use of resources and structural order. The international discussions about developments in raw-material and energy markets, global warming and the need to protect the resources that we use have become increasing noticeable also in our work.

Sustainability and the careful use of resources have always been an integral part of the consulting and planning philosophy at TECTUM. Thanks to our comprehensive consulting approach, which covers the entire range of services in the sectors for architecture, project management, civil engineering, construction management and mechanical/building engineering, we put our customers in a position to examine all aspects of sustainable building.

## **Our Portfolio**

### **Residential, commercial and special real estate**

- Commercial construction (business and administrative premises)
- Hotels, Restaurants and parking garages
- Rehabilitation / modernization / Highest qualified care of monuments
- School and university buildings
- Reconstruction conversion works
- Social-service facilities
- Sports facilities, Swimming centres
- Theaters buildings and concert halls
- Laboratory and research buildings

### **Infrastructure projects**

- Improvement areas
- Plan-approval procedures (industries, railway facilities, etc.)
- Areas being withdrawn for public use

### **Land development**

- Framework development planning
- Infrastructure measures
- Site development
- Redevelopment areas
- Urban-development measures
- Industrial and commercial areas
- Residential and restructuring areas

### **Basic services according to HOAI or AHO / DVP**





- Assume complete responsibility for planning
- SAll service profiles in accordance with german HOI in all service phases (1-9)I
- Project-management services in accordance with AHO / DVP
- Commercial transactions

### Special services according to HOAI or AHO/DVP

- All special services from our profile as well as any other necessary special services, including
- Incorporation of external consultants.



## I. General Planning

### One project - One partner

Costs, deadlines and quality – the success of any project depends on a number of parameters and participants. As general planner, TECTUM assumes responsibility for your project and guarantees maximum success. General planning combines our extensive experience and diverse know-how in the fields of planning, control and implementation in a single product. As a result, we guarantee optimum results in all areas. And instead of limiting the optimization process to the investment, it covers everything including optimum utilization and operation. We see this as an important aspect of the work we do – a standard against which we measure ourselves and against which others should measure us, as well.



### **Design - an important part of our work**

Depending on the task at hand, when TECTUM serves as general planner, we work with our creative, renowned and experienced architects who show TECTUM's understanding of integral, goal-oriented work in the client's interest. A single planning partner who is involved in all aspects of planning and the best architect possible – that is our recipe for success.



## **II. Project Management – project development and project control**

### **Optimizing the project, from project development to project control**

Construction begins during project development. Is the planned site suitable for the construction project? What problems are expected, and how can they be solved? What are the overall costs of the project, and how much time will be required? What planning and engineering services must be contracted out? What types of contracts are required?

Questions abound. Our recommendation: Delegate finding the answers to a professional.

### **A sensible division of labor means added efficiency.**

We take care of the complicated operational details for you. Have us supervise your project as a comprehensive "part-time" construction department, or hire us as a consulting management-support team. Our project managers are at the heart of the construction process and have a firm grasp on a multitude of individual tasks.

### **Objective: Solving problems before they arise.**

In many cases, the growing complexity of the construction process makes it impossible for an owner to deal with all related matters himself: doing so simply requires too much technical, legal and economic expertise.

### **The sensible division of labor increases efficiency.**

We work as a full-service "temporary construction department" to manage your entire project or as a consultant. Our project managers have their finger on the pulse of the latest developments in the construction industry and can master a large number of individual tasks.

Working in close conjunction with your staff, we will

- perform special and routine tasks, conduct negotiations, sound out aspects
- that are important to you as the owner,
- lead and protocol the most important meetings, condense information,
- organize the distribution of information,
- establish an organization for the project, and
- control the planning and construction process with regard to costs, deadlines and quality.

**Our services are**

- Project development, Preliminary analyses
- Contracts / insurance
- General operational planning with deadline controls; Cost planning / cost control
- Formal control of end product and quality control
- Information / documentation/interdisciplinary coordination
- Project accounting / controlling.



### **III. Mechanical and Building Engineering**

**Mechanical and Building Engineering Division plans and implements building engineering and infrastructure systems for projects involving new construction and existing structures**

Ecology and economy, convenience and comfort, flexibility and versatility, functionality and building intelligence and, not least of all, aesthetic appeal are the most important quality criteria. We prioritize these factors for each project and bring them into line with one another based on the symbiotic interaction of the construction-related and interdisciplinary building-technology solution.

#### **Planning and consulting as success factors**

Due to the large number of technical trades and their interaction with the shell and structure of the building, comprehensive consulting and careful planning are extremely important, particularly when it comes to technical equipment.



We pursue an integrated approach. We use planning and consulting as integral optimization tools: knowledge from consulting flows into planning, and vice-versa.

#### **Areas of expertise**

- Gas / water / sewage technology, Power engineering
- Fire extinguishing technology
- Indoor air / air-conditioning technology, Cooling / heating technology
- Energy / media technology, Electrical engineering / lighting technology
- Lifting / conveyor technology, Building automation technology
- Information / telecommunications / alarm and security technology
- Elevator / conveyor / storage engineering, Technical infrastructure

#### **IV. Structural Engineering**

**In our capacity as structural engineers, we design optimum load-bearing structures and, in doing so, help to minimize construction costs.**

The load-bearing structure serves as a basis for the subsequent shell. Its design has a definite influence on construction costs. Not everything that is technically feasible can also be justified financially. We provide all the necessary services – from the preliminary design, planning-approval applications and detailed design (static calculations and design drawings) to site supervision. We can also handle difficult situations related to building excavations and building sites such as high groundwater levels or adjacent properties that need additional support.

#### **Our areas of expertise are**

- Historic protected constructions of monuments and rehabilitation projects
- Reinforced concrete construction
- Steel and wood construction
- Prefabricated buildings and special structures
- Pre-stressed-concrete constructions
- Composite structures and foundation engineering
- Excavation pit enclosures

