



Facility Management: We keep you covered!



Technical
Building Management



Infrastructure
Building Management



Commercial
Building Management



Energy Contracting

Increase benefits and reduce costs

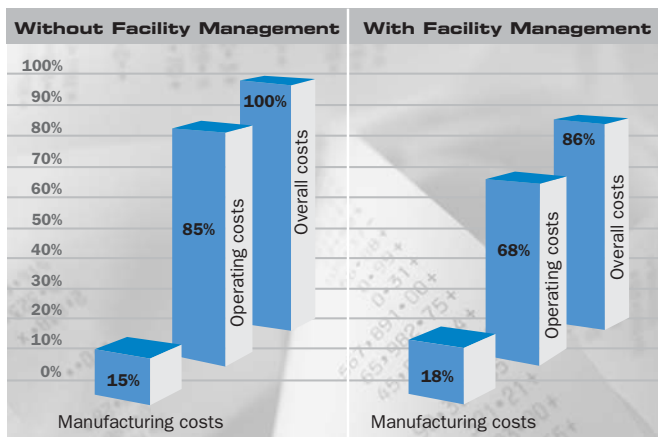
KÖHL Facility S.A. can help to improve the cost-effectiveness of our buildings and property.

The cost effective operation of modern buildings and installations with their increasingly complex systems demands a high level of organisational skill and coordination on the part of the owner. Keeping technical installations maintained, maintaining a presentable appearance or providing efficient designs for work and administration procedures - these are all tasks which cost time and require a combination of creative thinking and clear action. Ease the strain on your time resources and finances by delegating building-specific processes to an expert in the field of Facility Management: **KÖHL Facility S.A.**

KÖHL Facility S.A. employ a variety of skills in the areas of planning, controls and management of buildings and installations, and take into account the workplace requirements and environment to improve the flexibility with which you can use the facilities,



as well as increasing working productivity and maximising return on investment. After a comprehensive analysis, we develop individual solutions which are tailored to the specific requirements of our customers.



Development of costs for a property as a percentage during a 30-year period **with** and **without** Facility Management.

Up to 20% savings!

After a period of 6 to 10 years, the operating costs for the building or facility will have already built up to a point where they exceed the building costs by far. This is where you need a Facility Manager!

Ideally, the Facility Manager would already be involved at the planning and building stage of the object. The resulting marginal increase in construction costs will soon pay dividends: with savings of up to 20 percent of the overall costs, the maths are simple! (see table opposite)

Building Management

Real Estate Management

Land Management

Controlling

IT/Communications

Maintenance



Redevelopment

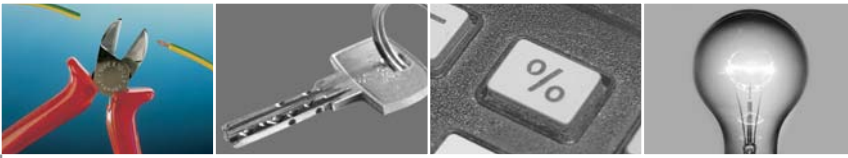
Energy Management

Environmental Management

Safety Management

Production Equipment

Technical Equipment for Buildings



Technical Building Management

Keeping ahead of the game

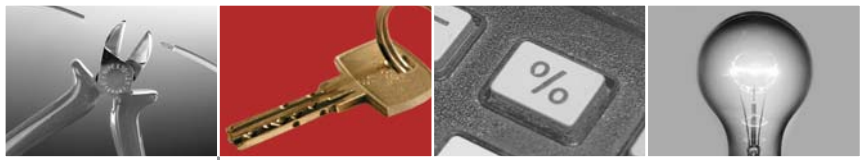
KÖHL Facility S.A. is your specialist for technical building management.

KÖHL Facility S.A. are virtually predestined for technical management of buildings. Within the KÖHL Group, a brand which made its name in the market-place thanks to innovative building and installation solutions, we can draw on a broad basis of existing resources and expertise.

Our engineers and technicians are well versed in modern supply and disposal engineering. Their aim is to make sure that your facility runs cost-effectively – reliably and long-term.



PHASE	AREA
PLANNING/CONSULTATION	<ul style="list-style-type: none"> • Electrical engineering
MAINTENANCE	<ul style="list-style-type: none"> • Burglar and fire alarm systems
HEATING, VENTILATION AND AIR CONDITIONING SERVICES	<ul style="list-style-type: none"> • Information technology • Building control systems • Measurement and control systems
OPERATION	<ul style="list-style-type: none"> • Delivery systems / conveyors
MONITORING/OPTIMISING	<ul style="list-style-type: none"> • Air conditioning and ventilation systems
REPORTING	<ul style="list-style-type: none"> • Heating and sanitary technology
REDEVELOPMENT/CONVERSION	<ul style="list-style-type: none"> • Refrigerating technology • Sprinkler technology • Production technology • Safety technology • Energy management



Infrastructure Building Management

Preserving value to add value

KÖHLI Facility S.A. always keep a close eye on building-specific processes.

We control and realise all services relating to management and services infrastructure. Our aim is to preserve the value and attractiveness of the facility.



PHASE	AEREA
PLANNING/CONSULTATION	• Concierge services
CO-ORDINATION	• Facade cleaning
REPORTING	• Maintenance cleaning
ORGANISATION/MONITORING	• Maintenance of the outside
QUALITY CONTROL	• Winter services
MANAGEMENT AND SERVICES	• Hygiene services
	• Guarding/building protection services
	• Lock-up services
	• Reception services
	• Telephone reception
	• Postal services
	• Copying services
	• Goods logistics
	• Warehouse logistics
	• Relocation services
	• Supply and disposal
	• Stocktaking
	• Catering/canteen



Commercial Building Management

Transparency brings efficiency

With KÖHL Facility S.A., commercial controlling is in save hands.

Buildings are like living organisms, with processes which need to be constantly adapted and refined.

KÖHL Facility S.A. can offer responsible commercial controlling services for building management. These include comprehensive administration - e.g. the entire book-keeping for the object - as well as procurement, cost and contract management.



PHASE	AEREA
PLANNING/CONSULTATION	• Real estate consulting
CO-ORDINATION	• Object management
REPORTING	• Book-keeping
ORGANISATION/MONITORING	• Budget control
QUALITY CONTROL	• Rental management
OPTIMISATION	• Re-letting
	• Land management
	• Contract management
	• Accounting of ancillary costs



You can lease energy.

KÖHL Facility S.A. can offer significant savings through energy contracting.

KÖHL Facility S.A. plan and set up energy generating plants, the associated measuring and control technology and take over the operation of the plants – not to mention optimising the processes and billing. Of course, our qualified engineers are also available for maintenance and servicing work.



As the cost of energy has recently become increasingly unpredictable, it makes great sense to minimise costs and keep a clearer handle on costs with energy contracting.

At a contractually agreed price, we will provide everything you need for a cost-effective energy supply. In the process, we trust in individually tailored technologies and optimised process sequences.

INFO • CONTACT

KÖHL Group

17, Am Scheerleck

6868 Wecker

Luxembourg

Tel.: +352 71 99 71 - 5000

Fax: +352 71 99 71 - 5009

info@koehl.eu

www.koehl.eu



Additional information