



PROJECT MANAGEMENT SERVICES



Infrastructure | Real Estate | Concessions - PPP

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ABOUT US

CINFRA DEVELOPMENT provides global consultancy in Infrastructure, Construction, Concessions - PPP and Real Estate fields in Central and Eastern Europe, focusing on Business Development, Engineering, Contract Management, Project Management, Technical Expertise for claims, Risk management - Loss Assessment, and M&A - Valuation of Companies and Investments.

We have the experience and expertise at every stage of the investment process: research of potential opportunities/ partners, feasibility studies, preparation of materials for the European Union to raise funds, and implementation (Project and Contract Management).

We also offer Interim Management for a specific Project/ Business for a limited time according to Client's needs, through our Senior Project and Contract Managers, including Legal and Financial advise through our Associates (senior experts) providing a global consultancy.

The total value
of projects in which
our team
has been involved
in this region
exceeds 3 billion euro.

OUR FIELDS OF ACTIVITY

Cinfra Development has extensive experience in the following fields of activity





TRANSPORTATION

ROADS/ HIGHWAYS
RAILWAYS/ METRO
AIRPORTS
MARITIME WORKS





REAL ESTATE

OFFICE/ RESIDENTIAL BUILDINGS
WAREHOUSES
SUSTAINABLE CONSTRUCTION/ PASSIVE HOUSES





ENVIRONMENT

WATER PROJECTS
WASTE MANAGEMENT





ENERGY

WIND AND SOLAR FARMS





INDUSTRY

FACTORIES
LOGISTIC PARKS

OUR SERVICES

Cinfra Development's experienced and dedicated team can help you with the following services

BUSINESS DEVELOPMENT

GROW AND STRENGTHEN
YOUR BUSINESS

VALUATION | M&A

VALUATION OF COMPANIES
AND INVESTMENTS

PROJECT MANAGEMENT

FROM BEGINNING TO END

CONTRACT MANAGEMENT

CONTRACTS AND CLAIMS

THIRD-PARTY FUNDING IN ARBITRATION

ARBITRATION FUNDING

INTERIM MANAGEMENT

SHORT AND MEDIUM TERM
RESOURCES TO COMPLETE
YOUR TEAM

ENGINEERING

TECHNICAL EXPERTISE

LOSS ASSESSMENT

AND RISK MANAGEMENT



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PROJECT MANAGEMENT SERVICES

OUR VISION & VALUES



OUR VISION

- Large projects require the management, coordination and integration of multiple, concurrent assignments;
- Our understanding and knowledge of construction is based on direct construction experience;
- We can help you reduce technical risks, prevent construction errors, control budgets and effectively keep your construction project within the planned schedule;

OUR VALUES

- **INTEGRITY**
Act as an extension of our clients' organisation, protecting their interests as our own;
- **HEALTH, SAFETY & ENVIRONMENT**
Making sure we establish safe and healthy workplaces;
- **CORPORATE SUSTAINABILITY**
Making sure we add long term value to society;

OUR STRATEGY



Identify
potential challenges and
opportunities



Recommends or initiates
preventive actions



Manages all phases
of construction process from
concept through completion,
including:

- Cost and budget control
- Scheduling
- Estimating
- Inspection
- Contract Administration

INTEGRATED SERVICES & SUPPORT

RESPONSIBILITIES:

SUPERVISION OF PRE-CONSTRUCTION



- Risk Management – Contracts and bidding procedures review
- Design Management
- Schedule
- Budget & Cost Control
- Procurement
- Meetings – Team building

OVERSEEING OF CONSTRUCTION



- Risk Management
- Project Management Services
- Procedures and Controls
- Project Reporting
- Scheduling
- QA/ QC
- Safety

SUPERVISION OF CLOSE-OUT

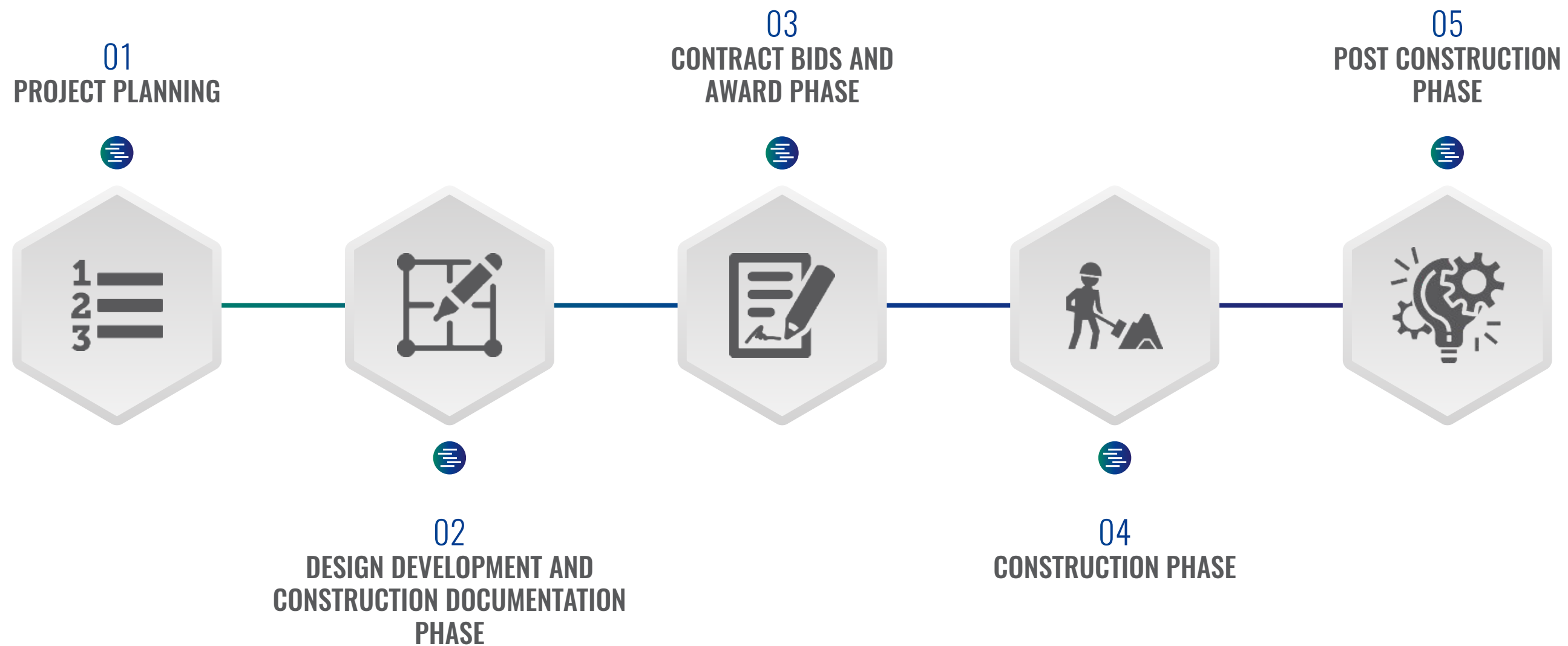


- Substantial Completion
- Cost Control
- Final Completion
- Dispute Resolution

PROJECT MANAGEMENT PHASES

Tasks within each project will be customized according to its specific needs, and our team will support the clients through each phase.

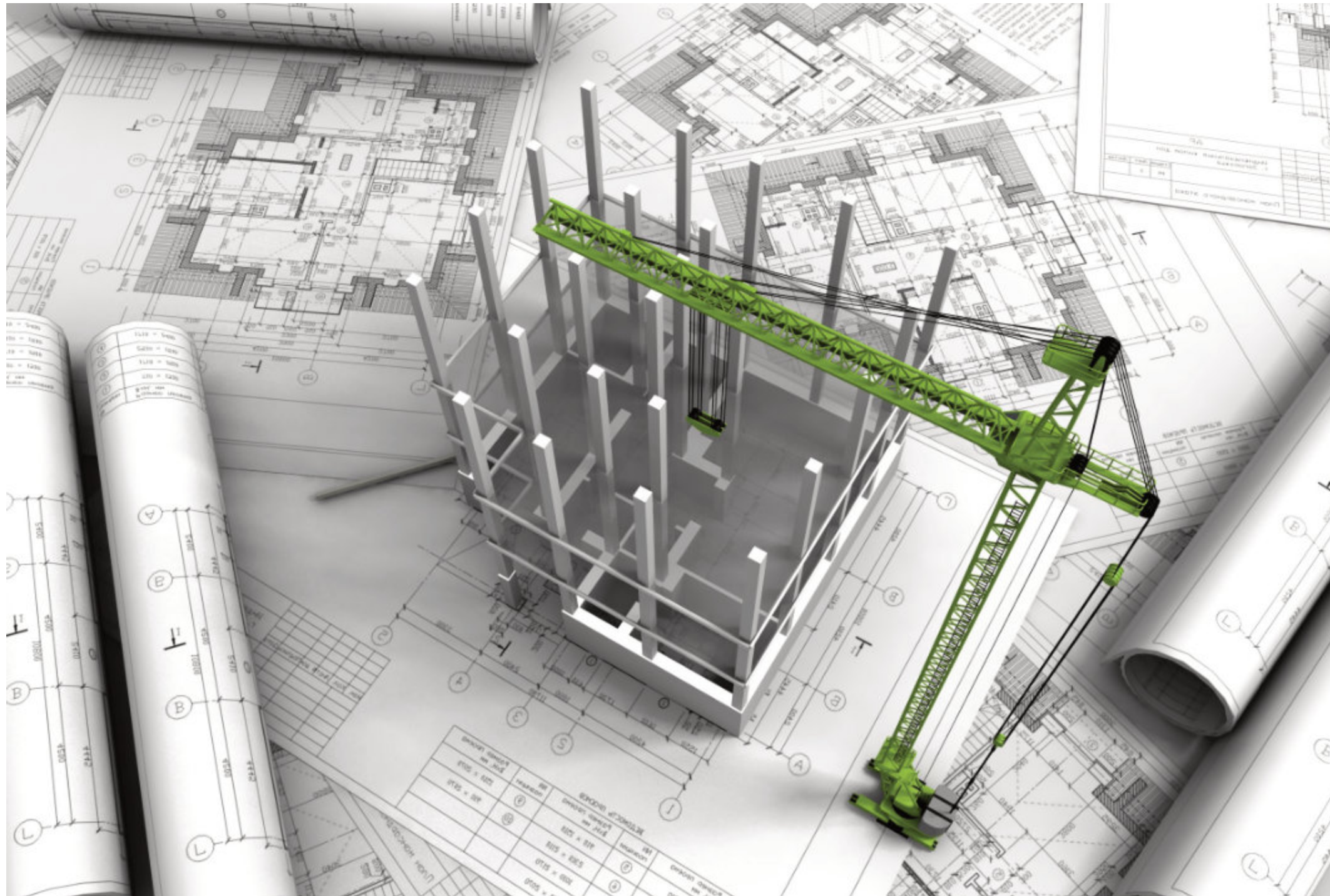
Below is an example of how we deal with a project.





01 | PROJECT PLANNING

- 📋 Kick-off Meeting
- 📋 Management Plan
- 📋 Budget
- 📋 Consultant Selection
- 📋 Planning and Management Confirmation



02 | DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTATION PHASE

- Project Meetings
- Establishing ground rules for design implementation according with clients requests
- General Conditions/ Supplementary Conditions for project implementation
- Construction Contract Agreements
- Project Schedule Management
- Cost Management
- Technical support for design implementation
- Document control



03 | CONTRACT BIDS AND AWARD PHASE

- Bidder's Interest Campaign
- Construction Contracts
- Pre-Construction Conference
- Permits and Insurance
- Time Management
- Cost Management



04 | CONSTRUCTION PHASE

- On-site Facilities/ Mobilization/ Start-up
- Field Reports
- Project coordination
- Technical support all specialties (civil, mechanical, electrical, landscaping, utilities)
- Quality Control
- Time Management
- Cost Management
- Facilities Planning and Construction Safety Plan
- Turn key Coordination
- Commissioning



05 | POST CONSTRUCTION PHASE

- Final Permits
- Operations and Maintenance Manuals and Training
- Warranties/ Guarantees
- Close-out Procedures
- Final Report
- Cost Management
- Inspection Assistance

PREVIOUS EXPERIENCE

REAL ESTATE

BUILDINGS | RETAIL | FACTORIES



STOMATOLOG MEDICAL CLINIC
TRIDENT BUCHAREST
(ROMANIA)



HOTEL NOVOTEL BUCHAREST
(ROMANIA)



OFFICE BUILDING
METROPOL
BULEVARD TIMISOARA BUCHAREST
(ROMANIA)



RAILWAY STATION BISTRITA
(ROMANIA)



RESIDENTIAL PROJECT - VIVENDA
PARK (6 BUILDINGS) BUCHAREST
(ROMANIA)



RESIDENTIAL PROJECT - GRAN VIA
PARK (7 BUILDINGS) BUCHAREST
(ROMANIA)



RESIDENTIAL PROJECT "THE PARK" (3
BUILDINGS) BUCHAREST
(ROMANIA)



RESIDENTIAL PROJECT
"TIMISOARA 58"
(ROMANIA)



RESIDENTIAL VILLAS PROJECT
(ROMANIA)

SALESIANER- FACTORY BUCHAREST
(ROMANIA)



SHOPPING MALL
SUN PLAZA BUCHAREST
(ROMANIA)



PREVIOUS EXPERIENCE

INFRASTRUCTURE



COMBINED CYCLE POWER PLANT,
PLOIESTI
(ROMANIA)



CONSTRUCTION OF HIGHWAY E75,
LOT 6
(SERBIA)



DESIGN AND BUILD
EXTENSION CRAIOVA AIRPORT
(ROMANIA)



DN76 STEI-BEIUS
(ROMANIA)



E75 MOTORWAY
STRETCH GRDELICA-PREDEJANE
(SERBIA)



EXTENSION OF WATER SUPPLY AND
SEWAGE BRAGADIRU
(ROMANIA)



MEDITERRANEAN MOTORWAY A7 LA
HERRADURA - TARAMAY
(SPAIN)



RAILWAY SIGHISOARA-ATEL
CORRIDOR IV-DANES TUNNEL
(ROMANIA)



HIGH SPEED RAILWAY MADRID-
BARCELONA-FRENCH BORDER
(SPAIN)



METRO LINE 5 BARCELONA
(SPAIN)



MODERNIZATION OF
DN73 ROAD
PITESTI-CAMPULUNG-BRASOV
(ROMANIA)



RAILWAY REHABILITATION ATEL-
MICASASA
CORRIDOR IV
(ROMANIA)



PREVIOUS EXPERIENCE

INFRASTRUCTURE



RAILWAY REHABILITATION
CZEMPIN-POZNAN
(POLAND)



ROAD AND RAILWAY
INFRASTRUCTURE -
ACCESS CALAFAT-VIDIN
(ROMANIA)



WIND FARM ENEL
DOROBANTU-CONSTANTA
(ROMANIA)



ZEZELJ BRIDGE NOVI SAD
(SERBIA)



RAILWAY STATION GOLENTI
(ROMANIA)



ZEPHYR WIND FARM
(ROMANIA)

OUR TEAM

Cinfra Development has a multi-skilled, multi-national team which carries formidable experience gained in many environments



JOSE ALEJANDRO SERRANO
Managing Partner

MSc Civil Engineer (ICCP) and Senior Management Program by IE Business School. Jose Alejandro got also Postgraduate in Private Equity (Bocconi School of Management) and Finance & International Operations (ICEX-CECO).

Jose Alejandro has been involved in Infrastructure/ Construction over 20 years in different markets as Spain, Portugal, Bulgaria, Slovakia, Hungary, Serbia, Croatia, Poland and Romania, most part of the time for multinational Main Contractors, in different positions as Project Manager, Country Manager, and Director for Eastern Europe, developing emblematic projects related to Motorways, Bridges, Railways, Tunnels, Buildings, Airports, Wind farms, etc for Public and Private clients, EU Funds, Multilateral Institutions (European Funds, BEI, World Bank, etc)

In the last 8 years as General Director & Administrator of several Companies/ Branches in Eastern Europe, dealing with Business Development, and implementation of complex projects with multicultural teams. He has developed skills as Investment analyses, Strategic alliances and Positioning, Negotiation, Institutional relationships, leadership and Team motivation.



RALUCA FLOREA
Senior Project Manager

MSc Civil Engineer and Postgraduate in Project Management and Construction Works Administration (Catalonia Polytechnic Foundation, Barcelona).

Project Management Consultant with 15+ years of experience working in the construction industry in top multinational companies like Acciona, Ineco, Copisa and Azvi in different emblematic Infrastructure projects as High-Speed Railway (Madrid-Barcelona), Barcelona Subway as well as Commercial Real Estate Projects.

Specialized in cost and schedule management of construction projects, I am passionate about the importance of effective communication and team motivation in projects, convinced that a positive attitude can change the outcome of a project. Interested in working with individuals and organizations that foster innovation and getting involved in projects that can make a difference and generate a positive impact in our communities especially by introducing greener construction methods.

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CATALIN CHIRVASA
Senior Project Manager

Civil Engineer, Authorized Diriginte de Santier and HSE inspector. Skilled in Quality Control, Project Management, Planning, Cost control and Design Optimization.

Experienced Senior Engineer & Inspector with more than 10 years working in Civil Engineering industry: Energy projects, Buildings, Highways, Earthworks, Steel Structures in relevant and complex projects as: Combined Cycle Power Plant (860 MW Brazi Romania Client: OMV- Petrom Budget: 500 M €), Wind Farm for ENEL (50 wind turbines Siemens SWT 2.3 MW), DN76 Road (European Investment Bank), Real Estate Developments in Romania with more than 20.000 M² built for clients as Granvia and Hanner RD.

Catalin has developed skills as Team Leader, problems solving, hard-working under demanding projects, and relationship with stakeholders.



DANIEL VOICULEȚ
Business Developer Specialist/ Project Manager

Diplomat Engineer and Postgraduate Project Management (Soft Skills Training). Skilled in Project Management, Business Development, Logistics, Purchasing, Planning, Coordination of sales team, Manufacturing process experience

With over 15 years of professional experience in Business Development and Project Management, Daniel has managed to develop and implement numerous projects in different fields: wind and solar energy, oil and gas, education, highways, construction in Romania and industrial construction in Germany. Each project had a unique characteristic and represented a challenge from various points of view. As a business developer, Daniel managed to conclude exclusive contracts like the main service provider, for the clients with whom he developed projects.

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MARIA VERDES
Senior Project Manager

Maria Verdes is an Civil Engineer with over 27 years of professional experience, fluent in English, French and Spanish, Certificate Manager of Business Academy.

In her vast experience, Maria has successfully fulfilled positions such as Planning and Permitting Coordinator, Cost and Commercial Manager, Project and Tender Manager, Quality Manager or Project Manager. Her experience was gained within some of the most prestigious companies active on Romanian market such as Carrefour Romania, Optim Project Management and Peyber Group.

Maria has developed skills such as team coordination, project optimization, contracts review and implementation, supervision, coordination and updating the work schedule, cost accounting and cost control records.

OUR PROJECT TEAM STRUCTURE

Based on the particularities of each project, Cinfra Development has the necessary resources to organize a tailored team for your project.

Some of the **KEY POSITIONS WE INCLUDE IN OUR SERVICES** are:

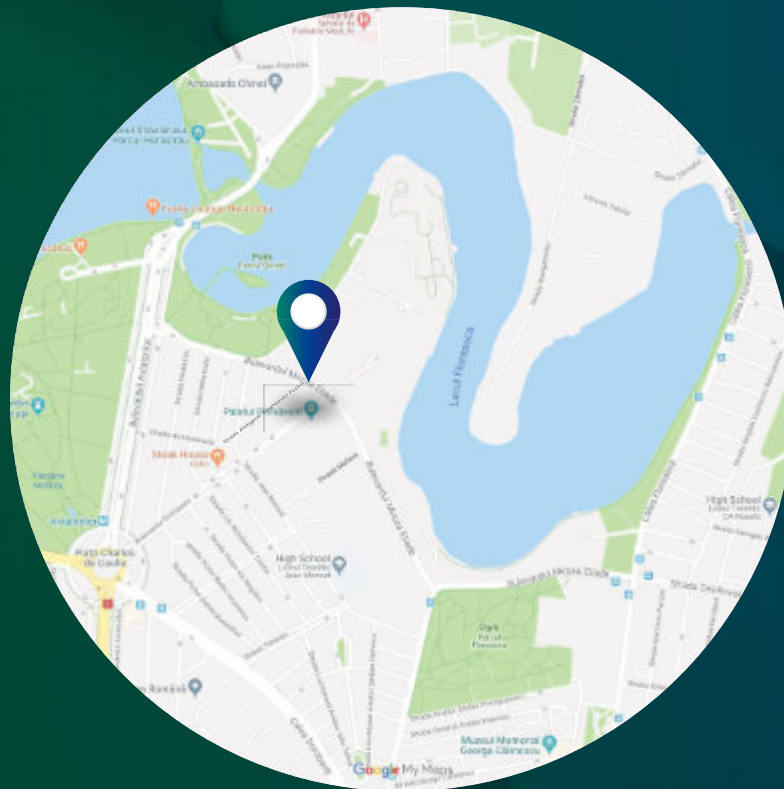


CONTACT

HEADQUARTERS

BUCHAREST | ROMANIA

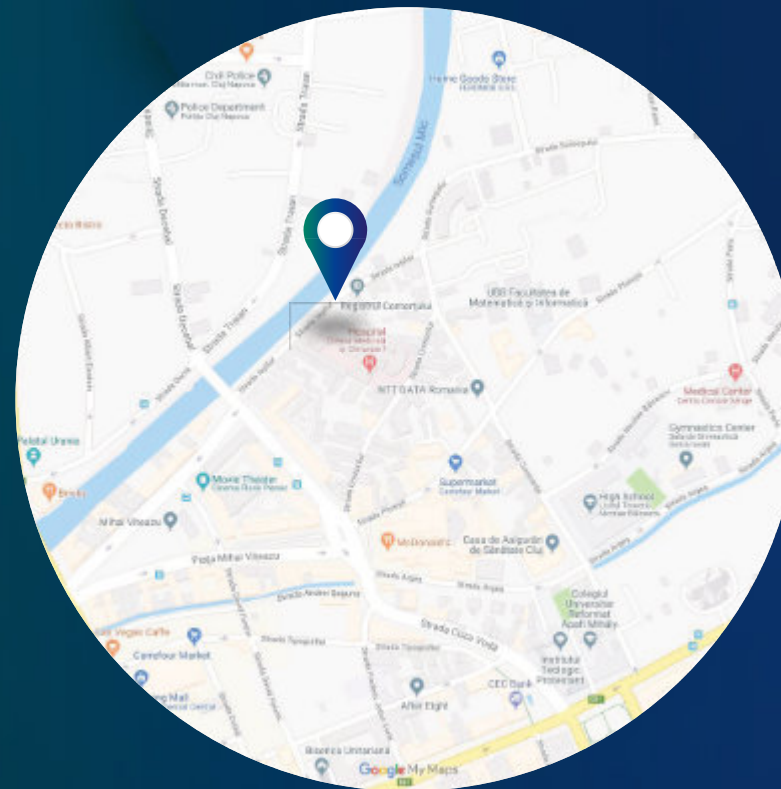
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CLUJ BRANCH

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SERBIA BRANCH

BELGRADE | SERBIA

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