



**2 WE PULL IT ALL TOGETHER.**

AS A DESIGN AND CONSULTANCY FIRM WE OFFER A RANGE OF ARCHITECTURAL, ENGINEERING, PROJECT AND CONSULTANCY SERVICES TO CREATE POSITIVE RESULTS FOR OUR CLIENTS.

## NEW VALUES, FOR A NEW VALUE

THE ADDED VALUE OF OWTC RESIDES IN THE IDEATION AND EXPERIMENTATION OF INNOVATIVE MODELS AND DECISION ASSISTANCE SYSTEMS.

One Works Technical Consultancy (OWTC) offers technical services integrated products capable of bringing new values to development of real estate, assisting investors and properties in all the stages of development and production process it adds value to the real estate asset.

Starting with a careful analysis and in-depth analysis urban planning, market monitoring real estate and audit activities, as well as feasibility studies technical and economic, up to the consultancy in phase of purchase, OWTC will support customers step by step real estate development and enhancement. Projects range from planning, to the construction of new buildings and infrastructures up to complex upgrading of properties existing.

### A SPECIALIST QUALITY SERVICE

Thanks to more than twenty years of professional history, we continue to place at the centre of collaborations multidisciplinary high-quality consulting services specialist. Our success is based on the ability to collaborate and understand customer expectations. All this guarantees us the ability to offer an effective one integration between design and project consultancy complex technician.

Our method is to provide innovative models that are complementary to skills, experiences and personality of our

specialist consultants and is based on a set of principles that are fundamental to us: Commitment, Innovation, Collaboration and Value.

### NEW VALUES, FOR A NEW VALUE

OWTC offers advice aimed at putting the customer in better conditions to operate, with greater safety and speed, the choices for the enhancement of their real estate assets (facilitating business strategy choices). The main customer needs that we would like to satisfy are:

- Creating ideas to exploit new and sustainable real estate development and enhancement models
- Reduction of decision-making times for management and enhancement of an asset
- Reduction of resources necessary for management and enhancement of an asset
- Total cost reduction of assets (facility costs and utilities)
- Simplification of facility processes (soft and hard maintenance)
- Introduction into the complex process of digitization of the real estate sector.



Photo by Skitterphoto from Pexels

## TECHNICAL CONSULTANCY

OWTC offers Integrated Technical Services, for real estate development and portfolio asset management, assisting the investor and the owner in all phases of the development and management production process. We create added value by assisting developers and property managers in the import transition that the market is experiencing with the advent of digital technologies and new organizational models.

### APPRAISAL SERVICES

Real estate appraisals; Opinions of technical-economic congruity independent on estimates drawn up by third parties; Consulting specialist technical estimate relating to real estate, real estate complexes, industrial and commercial structures. Estimative assistance for technical and economic evaluations of feasibility for the construction or transformation of the state of solids. Judicial and extrajudicial assistance in disputes or arbitration in valuation matters, with the taking on of the role of CTP-Partial Technical Consultants.

### ACQUISITION OF NEW ASSETS AND DISPOSALS

Urban planning, cadastral, building, technical/administrative and specialist due diligence (structural, plant engineering, fire prevention, energy efficiency, environmental, sustainability, resilience, digitalization, indoor comfort, etc.). Vendor Due Diligence and data-room organization with customer assistance in the "closing" phases. Verification of critical issues and technical assistance for technical regularizations/administrative offices at Municipalities, Regions, Superintendencies, Land Registry and Fire Brigade. Topographical and architectural surveys and plant engineering, with calculations and consistency checks. Certifications for cadastral compliance. Consulting technique during each phase of the deal.

### ASSET DEVELOPMENT AND ENHANCEMENT

Technical/economic feasibility studies. Advice on the matter contracts for direct purchases and/or management of acquisitions of "assets". Pilotage for the entry of new tennis players. Validation of projects carried out by third parties. Value engineering. Project Risk Management. Project & Construction Management. Quantity & Quality Surveyor. Project Monitoring. BIM Management.

### TECHNICAL PROPERTY

Analysis and evaluation of the state of conservation of the buildings (construction and plant engineering) - "Building Condition Assessment". Inspection and technical audits. Feasibility studies for the optimization and innovation of existing spaces. Consultancy for the management of ordinary and extraordinary maintenance, also through the organization of specific paper and digital data rooms, with the aid of Information Modelling. Assistance and management of technical administrative practices and obligations. Judicial and extrajudicial assistance in disputes or arbitrations in urban planning, construction/structural, plant engineering and fire prevention, assuming the role of CTP (Party Technical Consultants).

### FACILITY MANAGEMENT

Technical and managerial due diligence of the maintenance processes and energy management. Facility enhancement and reduction of Total Cost Ownership. Orientation of staff to accommodate change processes and innovation. Design and programming of maintenance processes and models. Design and drafting of plans and routine maintenance programs and extraordinary. Creation of assistance templates to management decisions. Assistance to the phase of implementation of maintenance programs and plans. Qualification suppliers and register creation. Maintenance management through BIM (BIM facility Management). Plant Audit and Assessment, Plant Commissioning, full operational monitoring of facility and validation activities of the results. Final Construction, Plant and Technical Tests/administrative.

## SUSTAINABILITY CONSULTANCY

OWTC is the ideal partner to develop sustainability models for companies operating in real estate, of new real estate development projects, real estate funds or single assets. OWTC also supports properties, builders or manufacturing producers, by means of research and consultancy activities, which intend to initiate and develop new sustainability projects. We carry out sophisticated instrumental tests to certify products, processes and environments according to the best and most modern scientific protocols of sustainability.

### PROJECT SUSTAINABILITY MANAGEMENT

Management of the design and construction process and Environmental certifications (LEED, BREEAM, WELL, ACTIVE HOUSE, etc.) of buildings, shopping centres, logistics and infrastructure. Structured data collection for GRESB rating for real estate assets. Systems and models design of sustainability, piloting of technical activities for achievement of objectives. LCA modelling (Life Cycle Assessment), in the design phase, for the choice of sustainable construction materials. Dynamic modelling, in design phase, for the simulation and definition of indoor comfort improvement choices. Energy certifications (by law, with voluntary protocols such as Casa Climate or Passive House and dedicated protocols).

### ENERGY MAPPING

Energy mapping of the assets in the portfolio. Energetic and Sustainability Due Diligence. Energy diagnosis and commissioning of plants and casings (construction). Assessment of cost centres, and creation of the road map of efficiency.

### ENERGY CONSULTANCY

Consumption containment energetic consultancy. Energetic diagnosis. Management of Energy Performance Contractor (EPC) and of energy efficiency processes through the use of Energy Service Company.

### GREEN PRODUCTS AND CERTIFICATIONS

Assistance for green certification and LCA (Life Cycle Assessment) of a product of the construction chain, up to the preparation of a sustainability report.

### MEASUREMENTS AND MONITORING OF ENVIRONMENTAL COMFORT

Measurements of the quality and healthiness of the air, of the acoustics and brightness. Measurements and monitoring of legionella. Thermo-hygrometric investigations. Blower Door Test and thermographs execution.



## DIGITAL CONSULTANCY

OWTC offers integrated technical consultancy and services using the most innovative technologies in order to offer advances cost optimization solutions and digital assistance to strategic decisions enhancement of the asset.

### BUILDING DIGITALIZATION

Digitalization of the building with traditional survey methods or with laser scanner (point cloud formation) and return of 3D model for implementation in BIM. Population of data and objects in the 3D model.

### DATA VISUALIZATION

Design and engineering and procurement services of platforms for graphic representation and monitoring of the data flow for the interface, communication and continuous updating of information (drawings, reports, diagrams, videos, data sheets, texts, images, etc.) that make up the entire building and form the big dates necessary for manage each building in an automated and intelligent way of infrastructure.

### DATA MINING

Data collection with IoT, big data analysis and structuring (through forecasting models, intelligent algorithms, machine learning and text analytics) to maximize maintenance efficiency (predictive maintenance), efficiency energy, to maximize the profitability of real estate assets, for the improvement of the effectiveness of marketing of spaces and for improvement of sales effectiveness in the divestment phase.

### BIG DATA INFRASTRUCTURE

Consulting for the construction of computer archives in order to make the data of the assets always accessible and protected.

### SAFETY DIGITAL MONITORING

Advice for predictive management and coordination security with computerized systems and monitoring automated.

### DIGITAL EXECUTION SUPPORT WORKS AND MAINTENANCE

Implementation of augment and virtual reality for the optimization of time and costs of the construction site and of the maintenance.



## SPECIAL CONSULTANCY

A specialist team of OWTC is dedicated and integrated into One Works engineering for the services of MEP, Fire, Health & Safe Engineering.

### SPECIALIST INTEGRATED DESIGN

Direction of specialist integrated design, comprehensive of electrical, electronic (IT, telecommunication, security, building automation) and mechanics systems, fire prevention, integrated modelling of energy acoustics and lighting engineering.

### CONSTRUCTION CONSULTANCY

MEP construction consultancy, MEP site management, testing and MEP commissioning, tests and acoustic inspections, Fire Prevention certifications, security management and coordination.

### SPECIALIST CONSULTANCY

Fire Engineering, dynamic energetic modelling, heat-island modelling, dynamic modelling of thermo-hygrometric, luminous and acoustic comfort. Calculation of Life Cycle Assessment for the choice of sustainable materials in the architectural design phase.





## METERING

Performance measurement in every industrial area is a fundamental element and indispensable to continuously improve the performance of a product or service. Likewise, in the real estate industry it cannot be different. Measuring, verifying results and collecting data is one of our expertise in which we particularly believe and promote with passion to improve performance of real estate products.

ACOUSTIC MEASURES

BRIGHTNESS MEASURES

ELECTRICAL MEASUREMENTS

AEREAULIC MEASUREMENTS AND  
HYDRAULIC

PRESENCE SURVEYS LEGIONELLA

AIR QUALITY MEASURES

THERMOHYGROMETRIC  
MEASURES

THERMOGRAPHS

BLOWER DOOR TEST





## CONTACT US

For more information on how One Works Technical Consultancy can help, please feel free to visit [www.one-works.com](http://www.one-works.com) or contact:



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Managing Partner

Engineer, President of Active House Italia, Ambassador of the Global Passive Building Council. Massimiliano boasts a senior experience in innovation management, technical assets management and project management. Expert in digital technologies for the control and regulation of systems, plant engineering, energy efficiency and fire engineering.

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