



RKS Ingenieure

CHARTERED CONSULTING ENGINEERS
CONSTRUCTION CONSULTING · EXPERT SERVICES IN CONSTRUCTION
PROJECT MANAGEMENT

Prof. Dr.-Ing. Lothar Ruf
Dr.-Ing. Hermann Kraft
Dipl.-Ing. Ulrike Schömig
Dipl.-Ing. Bernd Schwab

CONTRACT MANAGEMENT

- Technical/economical contract management in cooperation with legal contract management by experienced building and construction lawyers.
- Support and consulting during contract-preparation and –processing.
- Analyses of existing contracts.
- Application of own customised special-software.
- Support and consulting of contract relevant correspondence.
- Documentation of the contract status and progress tracking.
- Special knowledge in Federal Construction (e. g. Military Construction, SOFA/ABG 75, ...).
- Consulting in intercultural contract relations.

CHANGE ORDERS / CLAIMS MANAGEMENT

- Project organisation for change orders/claims' management.
- Recording and filing of change orders/claims.
- Generating/checking of change orders/claims due to changed and additional work considering cause and amount.
- Generating/Valuation of claims in the areas of delay of construction time, obstruction, interruption, insufficient work, claims for damages and reasonable compensation.
- Complete change order/claim processing services.
- Application of own customized special-software.

CERTIFIED EXPERT SERVICES / EXPERTISE

Reviews (expertise) and consulting of certified experts in many areas of construction.

CONSTRUCTION EXPERTISE

Expertise by public sworn-in and certified experts in all kinds of construction related questions e. g.:

- Settlement of accounts (according to VOB/A, B, C, construction contract regulations, etc.).
- Invitations to tender / solicitations¹.
- Change orders / claims.
- Damages, delay.
- Deficiencies, qualities.
- Construction-process, -development and –completion.

CONSTRUCTION CONSULTING

- Consulting on Project-preparation, -organisation and –execution.
- Consulting during realisation of projects.
- Consulting on contract design (design contracts, construction contracts).
- Analyses of and support in correspondence.
- Consulting on all areas of construction, e. g. invitation to tender/solicitation, award of contracts, execution, settlement of accounts, single design phases (e. g. site supervision, etc.).
- Consulting on legal aspects of construction by experienced building and construction cooperation-lawyers (public and private building law).
- Preparation and support of taking over processes.

INSOLVENCY MANAGEMENT

- Project review and project administration with specialized software (PROCON).
- Evaluation of project- and performance-status.
- Project controlling, interim temporary project management.
- Project accounting and evaluation of claims.
- Change orders/claims' management, support of debts' collection.
- Experienced in major insolvencies and consortium related issues.

CONSERVATION OF EVIDENCE / STRUCTURAL DAMAGES

- Conservation of Evidence for all kinds of building structures – existing and under construction – such as residential, commercial, industrial, high rise and retail buildings.
- Expertises for structure damages of all kinds, assessment and evaluation.
- Building damage surveys.
- Design of restoration concepts and cost estimate.
- Preparation and support of taking over processes.
- Reviews of public sworn-in and certified experts.

STRUCTURAL STABILITY / STRUCTURAL DAMAGES

- Expertise for all kind of load bearing structures.
- Consulting in structures and stability by test engineers and public certified experts.
- Design and site supervision .

BUILDING SERVICES / ENERGY CONSULTING

- Design of all kind of building services.
- Consulting on building services (heating, ventilation, aircon, mechanical, electrical, plumbing, etc.), design, accounting, change orders/claims.
- Green Building, energy consulting, energy concepts, optimization.
- Thermal protection concepts.
- Inspection for deficiencies and support of taking over procedures.
- Reviews of public sworn-in and certified experts.

SUSTAINABLE BUILDING

- Consulting in all areas of Sustainable Building / Green Building.
- Support of design and construction process, preparation of certification (DGNB, LEED, ...).

ASSESSMENT

- Assessment of built-up and vacant plots.
- Evaluation of rental values.
- Evaluation of portfolios (due diligence) and analysis of maintenance.
- Reviews of public sworn-in and certified experts.

GEOTECHNICS AND ENVIRONMENTAL ENGINEERING

- Expertises and Consulting in Geotechnics and Environmental Engineering.
- Consulting in foundation, soil investigation.

TRAINING SERVICES

For all kind of construction management related topics, e. g.:

- Tender procedures, procurement, solicitation (VOB/A).
- Construction contracts (VOB/B).
- Change orders' / claims' Management.
- Accounting.
- Cost calculation, pricing.
- Cost estimate.
- Special topics on request

Special expert speakers according to the topic provided.

PROJECT MANAGEMENT

Analyses – Concepts – Consulting

- Project Steering / Project Management (DVP, GPM, IPMA, PMI, etc.).
- Management of Schedule, Cost, Organisation, Quality.
- Risk Management
(risk analyses, scenarios and forecasts, project reorganization, Task forces, etc.).
- Bank Engineering (Invest controlling, Invest consulting, national and international).
- Project Controlling (tendering processes, controlling, schedule, quality).
- Real Estate Rating (single and portfolio analyses, consulting, implementation).
- Contract Management (national and international).
- Preparation and Management of award procedures.
- Investors Consulting (building permit, budget, qualities).
- Consulting on project development (site analyses, concept analyses, management of competitive procedures).
- Task Forces.
- On-Demand single design services, e. g.:
 - construction monitoring / site supervision.
 - construction direction.
 - health and safety coordination.
 - etc.

RKS Ingenieure

Prof. Dr.-Ing. Lothar Ruf, Senior Associate Partner, Chairman

Chartered Consulting Engineer, BYIK-Bau.

Public sworn-in and certified expert for all areas of tendering, pricing and accounting in the field of construction (IHK Würzburg/Schweinfurt).

Dr.-Ing. Hermann Kraft, Associate Partner, Managing Director

Chartered Consulting Engineer, IK Thüringen.

Public sworn-in and certified expert for calculation, pricing calculation and accounting in the field of building construction and civil engineering and for construction obstructions (IHK Ostthüringen zu Gera).

Dipl.-Ing. Ulrike Schömig, Associate Partner, Managing Director

Chartered Consulting Engineer, BYIK-Bau.

Check engineer for structural stability, certified expert for safety of load bearing systems, metal construction specialist.

Dipl.-Ing. Bernd Schwab, Associate Partner, Managing Director

Project Management, Real Estate Consulting, Bank Engineering.

If you have any questions, do not hesitate to contact us.

Cooperation partners (among others):

Reiner Stegerwald

Public sworn-in and certified expert for all areas of Building Services and Technical Equipment (HWK Würzburg and Halle).

Prof. Dr.-Ing. Manfred Puche

Public sworn-in and certified expert for damages (IHK Berlin).

Prof. Dr.-Ing. Wolfgang Krajewski

Public sworn-in and certified expert for soil investigation and foundation issues (IHK Darmstadt); sworn-in expert of the EBA for earthwork, foundation, rock- and tunnel construction; Leader of an earthwork laboratory according to DIN 1054; Chairman of the society for building construction and environment.

Prof. Dr.-Ing. Egbert Keßler

Professor and expert for construction operations, metal- and wood construction.

Dipl.-Ing. Jürgen Rath

Public sworn-in and certified expert of valuation for developed and undeveloped land and projects (IHK Frankfurt/Main). Fellow of the Royal Institution of Chartered Surveyors FRICS, Member of the advisory valuation committee for the area of Frankfurt/Main.

and many more.

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