



RKS Ingenieure

CHARTERED CONSULTING ENGINEERS
CONSTRUCTION CONSULTING · EXPERT SERVICES IN CONSTRUCTION

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

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, plumping, 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.

MANAGEMENT OF BUILDING COMMISSIONING

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 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.

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

Cooperation Partners (among others):

Dipl.-Ing. Thomas Jahnel

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

Dipl.-Ing. Nicole Schmuck

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

Dipl.-Ing. Bertram Laibach M.Eng.

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

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. Egbert Keßler

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

Detlev Brauweiler

Public sworn in and certified expert of valuation for developed and undeveloped land and projects (IHK Offenbach), FRICS - Chartered Valuation Surveyor; Business Mediator RICS; Member of several committees of valuation experts; Member of BIIS, GIF, GCSC; Lecturer at the International Real Estate Business School IREBS.

Dipl.-Ing. Architekt Joachim Exler

Public sworn in and certified expert for evaluation of developed and undeveloped properties; Recognised European Valuer (TEGOVA); Expert for international evaluation of properties (ebs, jetzt IREBS).

and many more.

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