

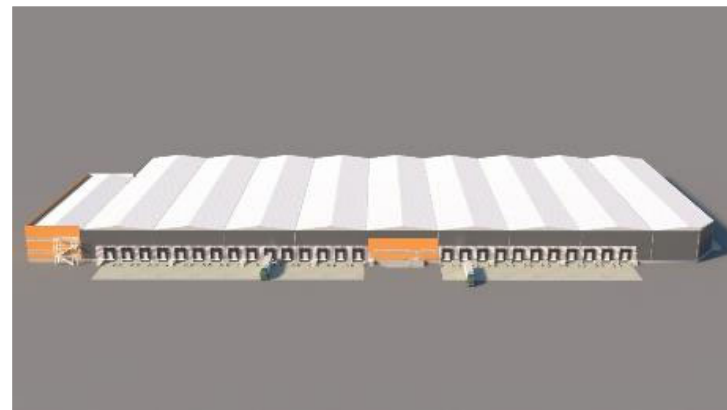


THE MOTIVATION OF CONSTRUCTION

DESIGN, PROJECT MANAGEMENT & CONSTRUCTION

PRESENTATION OF FACILITY MANAGEMENT SERVICES

Engineering-driven FM for buildings, logistics, industrial and technical facilities.



Who we are - Company Profile

Our Services

- Consulting & Technical Due Diligence (TDD)
- Requirement Analysis & Conceptual Design (RA)
- Schematic - Preliminary Design (PD)
- Detailed Design (DD)
- Project & Construction Management (PM & CPM)
- Supply, Construction & Special Equipment Installation (Co)
- Commissioning & Facility Management (Cx & FM)

Our Certificate

Our Company Structure

Our Clients

Our Significant Projects



BUILDINGS



MEP & INDUSTRIAL



HOTELS



SPECIAL WORKS



ENERGY

FACILITY
MAINTENANCE

DESIGN



CONSULTING

ERGO TECHNIQUE is a modern and powerful technical company that operates in a wide range of projects such as Industrial Buildings & Logistic Warehouses, MEP Facilities, Hotels, Commercial Offices, Industrial Facilities, Special Projects.

ERGO TECHNIQUE provides services for the design, project management and construction of technical works. With the most modern technological tools we adapt the project to the needs of the customer. In collaboration with the engineers and technicians who frame our human resources, we are able to handle all kinds of simple or specialized requirements with absolute know-how and methodology offering high quality services.

ERGO TECHNIQUE provides high quality results in both Greece and Cyprus as well as in countries in Europe and the Middle East.



ERGO TECHNIQUE has the method and experience for **DESIGN, MANAGE** and **CONSTRUCT PROJECTS** such as:

BUILDING PROJECTS



MEP & INDUSTRIAL PROJECTS



HOTEL PROJECT



**INTRALOGISTICS & WAREHOUSE
AUTOMATION SYSTEMS**



INDUSTRIAL REFRIGERATION SYSTEMS



RENEWABLE ENERGY SYSTEMS



INDUSTRIAL FLOORS



**ESFR (Early Suppression Fast Response)
Fire Sprinkler Systems**



ERGO TECHNIQUE has the necessary technical background to implement each requirement.



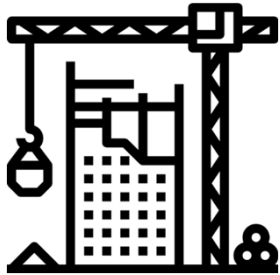
CONSULTING



DESIGN



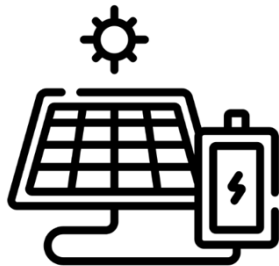
PROJECT
MANAGEMENT



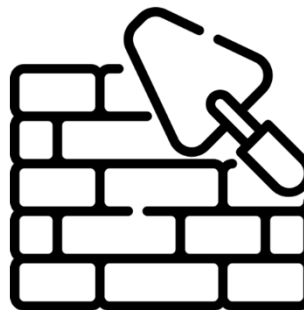
CONSTRUCTION



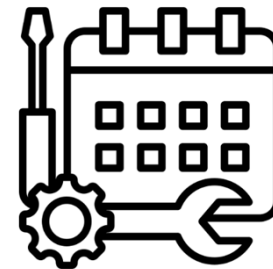
LEGALIZATION



SPECIAL WORKS



RECONSTRUCTION



FACILITY
MANAGEMENT

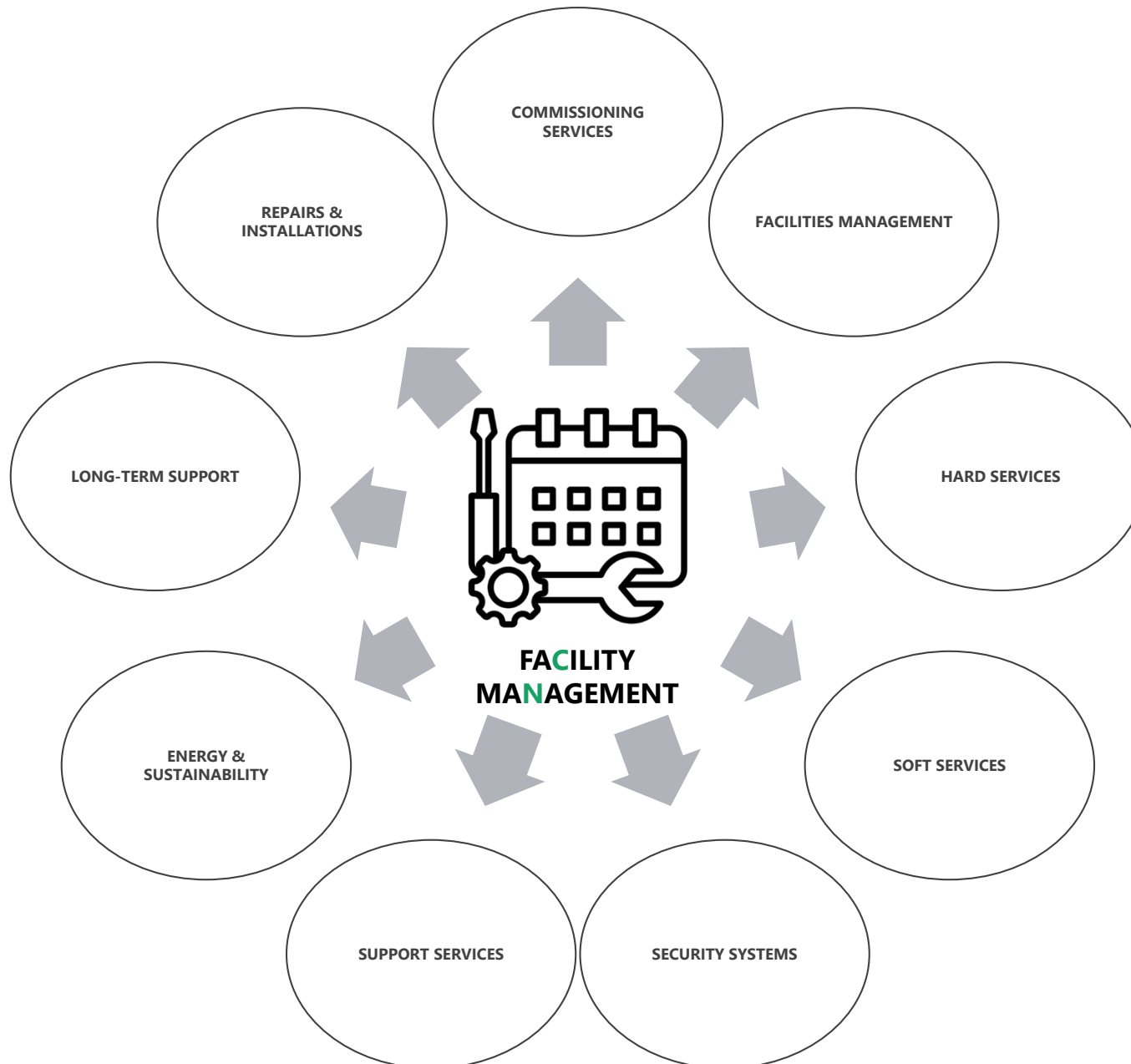
Facility Management by **ERGO TECHNIQUE** is not limited to maintenance calls. It is a structured technical management service that protects asset performance, operational continuity and long-term value.

- Technical understanding engineering know-how from design, construction and commissioning
- Controlled operation planned maintenance, corrective actions and issue follow-up
- Measurable service tickets, reporting, documentation and improvement actions

The facility is treated as a living technical asset.

O&M data, maintenance plans and technical reports are connected.

The service model supports both daily operations and future upgrades.



From project **handover** to **everyday operation**, the facility is managed through a repeatable lifecycle that links documentation, maintenance, reporting and improvement.



Output stable operation, reduced downtime, controlled technical risk and better long-term cost visibility

The core of our FM proposition is technical: reliable building systems, safe installations, functional infrastructure and controlled interventions. **ERGO TECHNIQUE** after years of involvement in the FM field, has specialized its services in **FACILITY MANAGEMENT** in the following areas, such as:

- **ARCHITECTURAL INSTALLATIONS**
- **CIVIL - STRUCTURAL INSTALLATIONS**
- **INFRASTRUCTURE INSTALLATIONS**
- **MEP INSTALLATIONS**
- **ENERGY INSTALLATIONS**
- **SPECIAL FACILITIES**
- **COMPLIANCE SUPPORT**

Electrical

MV/LV, panels, lighting, generators, UPS, earthing

Mechanical

HVAC, ventilation, heating/cooling, refrigeration

Fire & Life Safety

fire detection, sprinklers, pumps, emergency lighting

Plumbing & Water

water supply, drainage, sewage, stormwater

Automation & ELV

BMS, access control, CCTV, data networks

Energy

monitoring, optimization, PV and upgrade support

The objective is not only to repair systems after failure, but to keep them operational, documented and predictable.

Facility performance also depends on the condition of the building fabric and operating infrastructure.



- **Architectural repairs and fit-outs**
- **Industrial floors and surface repairs**
- **Doors, docks, loading areas and equipment**
- **Roofs, waterproofing and external envelope**
- **Yards, drainage, roads and external areas**
- **Small construction works and upgrades**

Practical advantage **ERGO TECHNIQUE** can combine maintenance diagnosis with design, cost estimation and execution of technical upgrades.

A strong FM service balances planned maintenance with fast corrective response. The objective is to reduce failures, not simply react to them.

PREVENTIVE MAINTENANCE

periodic inspections, checklists, servicing plans, statutory checks and condition monitoring

CORRECTIVE MAINTENANCE

fault diagnosis, prioritization, technical intervention, closure verification and maintenance history

EMERGENCY / URGENT RESPONSE

critical systems are handled through escalation, communication and operational-risk prioritization

CONTINUOUS IMPROVEMENT

repeated failures and recurring issues become improvement actions, upgrades or design corrections

Where required, **ERGO TECHNIQUE** coordinates support services around the technical operation of the facility, keeping a single point of communication and control.

SOFT SERVICES COORDINATION

cleaning, waste, landscaping and operational support services can be coordinated within the FM framework

SECURITY SYSTEMS

access control, CCTV, intrusion detection and safety interfaces are managed as technical systems

SUPPORT SERVICES

helpdesk, communication with users, subcontractor coordination and technical administration

01
Asset inventory

02
Maintenance plan

03
Scheduling

04
Work orders

05
Execution

06
Verification

07
Reporting

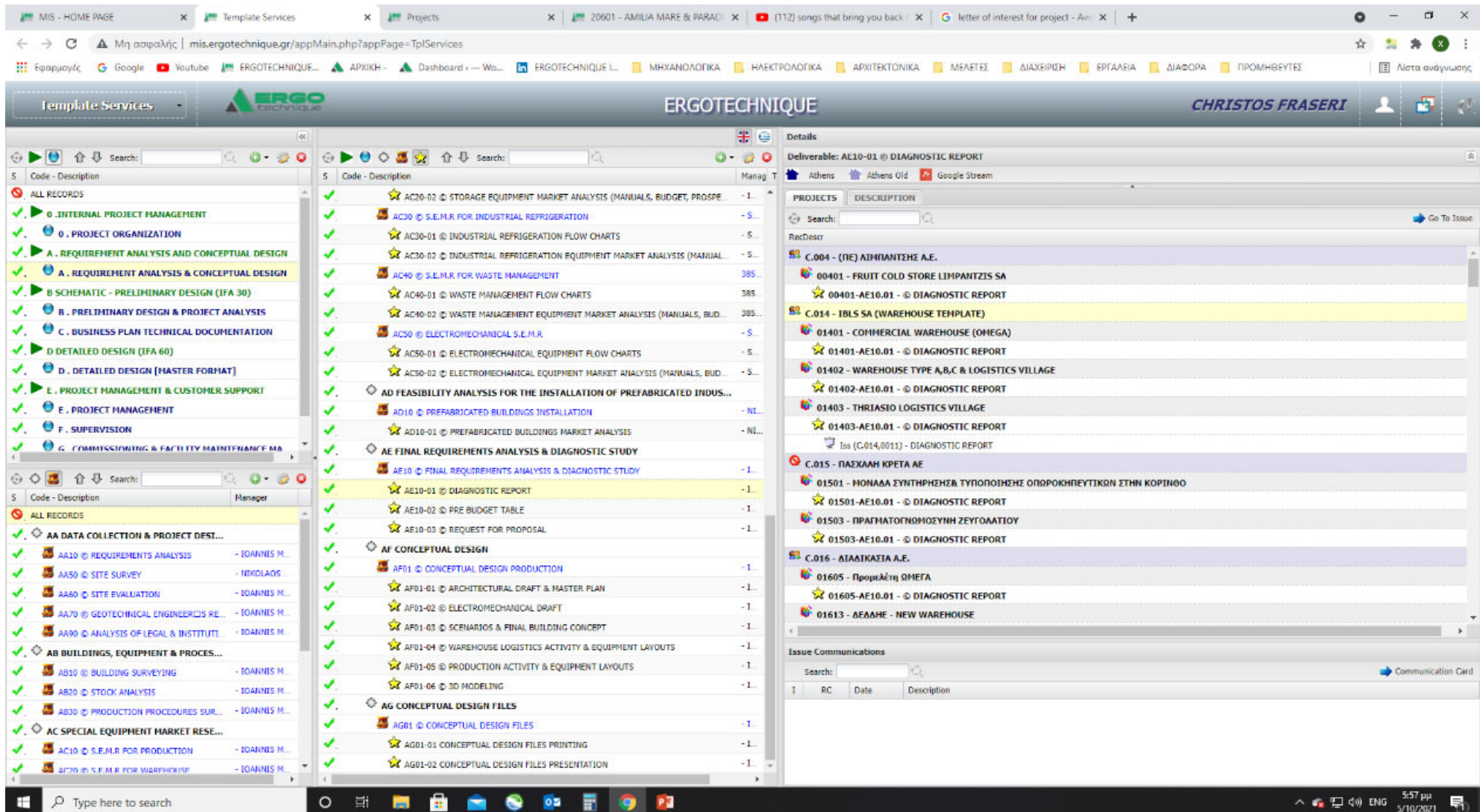
08
Improvement

This process connects the facility, the maintenance team, subcontractors and the client into one controlled operating rhythm.

Process foundation

O&M data and commissioning records feed FM software, maintenance requirements, preventive and corrective tasks.

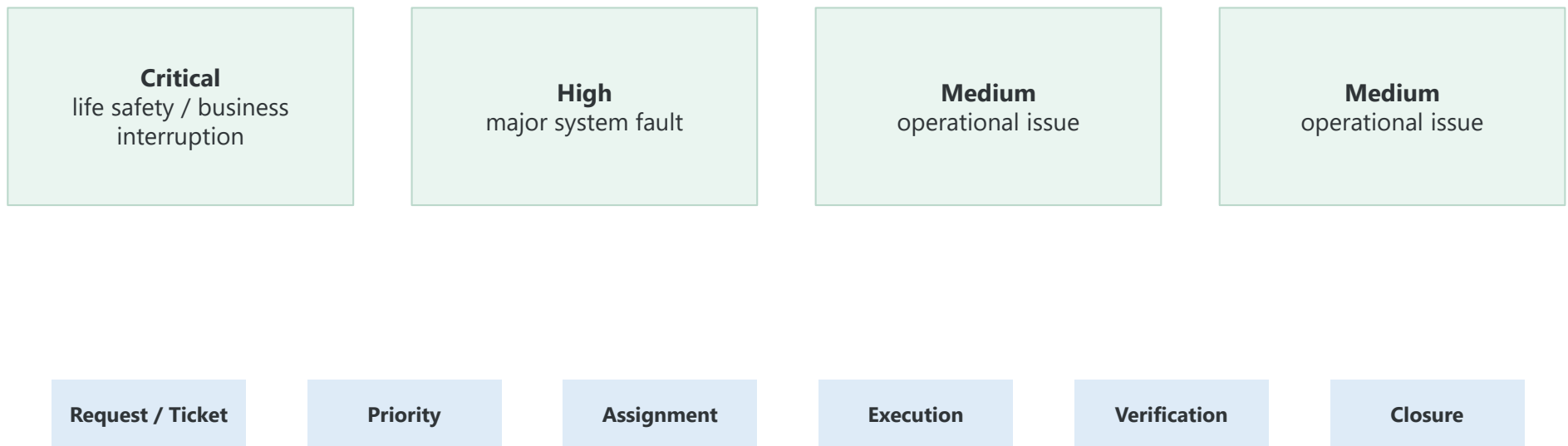
ERGO TECHNIQUE has developed its own software information management system in order to be worthy of expectations:



The screenshot displays the ERGOTECHNIQUE software interface, which is a comprehensive project management and information management system. The interface is divided into several sections:

- Top Navigation Bar:** Includes the ERGO TECHNIQUE logo, the user name CHRISTOS FRASERI, and various navigation icons.
- Left Sidebar:** Contains a list of project modules and categories, such as:
 - ALL RECORDS
 - INTERNAL PROJECT MANAGEMENT
 - PROJECT ORGANIZATION
 - REQUIREMENT ANALYSIS AND CONCEPTUAL DESIGN
 - REQUIREMENT ANALYSIS & CONCEPTUAL DESIGN
 - SCHEMATIC - PRELIMINARY DESIGN (IFA 30)
 - PRELIMINARY DESIGN & PROJECT ANALYSIS
 - BUSINESS PLAN TECHNICAL DOCUMENTATION
 - DETAILED DESIGN (IFA 60)
 - DETAILED DESIGN [MASTER FORMAT]
 - PROJECT MANAGEMENT & CUSTOMER SUPPORT
 - PROJECT MANAGEMENT
 - SUPERVISION
 - COMMISSIONING & FACILITY MAINTENANCE
- Main Content Area:** Displays a list of project records with columns for Code, Description, and Manager. The records are organized into categories like:
 - AC20-02 STORAGE EQUIPMENT MARKET ANALYSIS (MANUALS, BUDGET, PROSPE...)
 - AC30 S.E.M.R. FOR INDUSTRIAL REFRIGERATION
 - AC30-01 INDUSTRIAL REFRIGERATION FLOW CHARTS
 - AC30-02 INDUSTRIAL REFRIGERATION EQUIPMENT MARKET ANALYSIS (MANUAL...)
 - AC40 S.E.M.R. FOR WASTE MANAGEMENT
 - AC40-01 WASTE MANAGEMENT FLOW CHARTS
 - AC40-02 WASTE MANAGEMENT EQUIPMENT MARKET ANALYSIS (MANUALS, BUD...)
 - AC50 ELECTROMECHANICAL S.E.M.R.
 - AC50-01 ELECTROMECHANICAL EQUIPMENT FLOW CHARTS
 - AC50-02 ELECTROMECHANICAL EQUIPMENT MARKET ANALYSIS (MANUALS, BUD...)
 - AD FEASIBILITY ANALYSIS FOR THE INSTALLATION OF PREFABRICATED INDUS...
 - AD10 PREFABRICATED BUILDINGS INSTALLATION
 - AD10-01 PREFABRICATED BUILDINGS MARKET ANALYSIS
 - AE FINAL REQUIREMENTS ANALYSIS & DIAGNOSTIC STUDY
 - AE10 FINAL REQUIREMENTS ANALYSIS & DIAGNOSTIC STUDY
 - AE10-01 DIAGNOSTIC REPORT
 - AE10-02 PRE BUDGET TABLE
 - AE10-03 REQUEST FOR PROPOSAL
 - AF CONCEPTUAL DESIGN
 - AF01 CONCEPTUAL DESIGN PRODUCTION
 - AF01-01 ARCHITECTURAL DRAFT & MASTER PLAN
 - AF01-02 ELECTROMECHANICAL DRAFT
 - AF01-03 SCENARIOS & FINAL BUILDING CONCEPT
 - AF01-04 WAREHOUSE LOGISTICS ACTIVITY & EQUIPMENT LAYOUTS
 - AF01-05 PRODUCTION ACTIVITY & EQUIPMENT LAYOUTS
 - AF01-06 3D MODELING
 - AG CONCEPTUAL DESIGN FILES
 - AG01 CONCEPTUAL DESIGN FILES
 - AG01-01 CONCEPTUAL DESIGN FILES PRINTING
 - AG01-02 CONCEPTUAL DESIGN FILES PRESENTATION
- Right Panel:** Provides a detailed view of a specific deliverable, "Deliverable: AE10-01 DIAGNOSTIC REPORT". It includes a search bar, a list of projects, and a detailed description of the report, including the project name "C.004 - (NE) ΔΙΜΝΙΑΝΤΙΣ Α.Ε." and the report title "00401 - FRUIT COLD STORE ΔΙΜΝΙΑΝΤΙΣ Α.Ε. 00401-AE10.01 - DIAGNOSTIC REPORT".

Every request should have an owner, a priority, a status and a closure record. SLA control transforms FM from informal communication into measurable service.



Note

Actual response and resolution times should be agreed per contract, facility criticality and operating hours.

The client receives a clear technical picture of the facility: what happened, what remains open, what costs money and what needs improvement.

Monthly FM Report

maintenance activities, open issues, incidents, photos, actions

Technical Reports

root cause, recommendations, cost and risk impact

KPI Dashboard

open tickets, closure rate, preventive completion, recurring faults

Compliance Status

certificates, statutory checks and inspection follow-up

Cost & Budget View

approved works, pending works and cost forecast

Improvement Plan

energy, reliability and lifecycle upgrade opportunities

Technical FM creates a direct opportunity to reduce energy waste, improve comfort and support sustainability objectives.

- **ENERGY CONSUMPTION MONITORING AND TREND REVIEW**
- **HVAC TUNING AND OPERATING SCHEDULE OPTIMIZATION**
- **IDENTIFICATION OF NO-COST / LOW-COST IMPROVEMENT ACTIONS**
- **SUPPORT FOR ENERGY UPGRADES, PV AND SUSTAINABILITY INITIATIVES**
- **DOCUMENTATION OF SAVINGS ACTIONS AND TECHNICAL RECOMMENDATIONS**

FM impact

Commissioning and maintenance support energy optimization by ensuring systems operate at intended conditions.

A major advantage of **ERGO TECHNIQUE** is the connection between project delivery, commissioning, O&M documentation and the future FM operation.



Outcome

smooth integration of MEP services, better documentation, trained users and a stronger starting point for FM.

The commissioning process formalizes review and integration of all project expectations during **planning, design, construction, and occupancy phases** through inspection, functional performance, testing and supervision of operator training and record documentation.

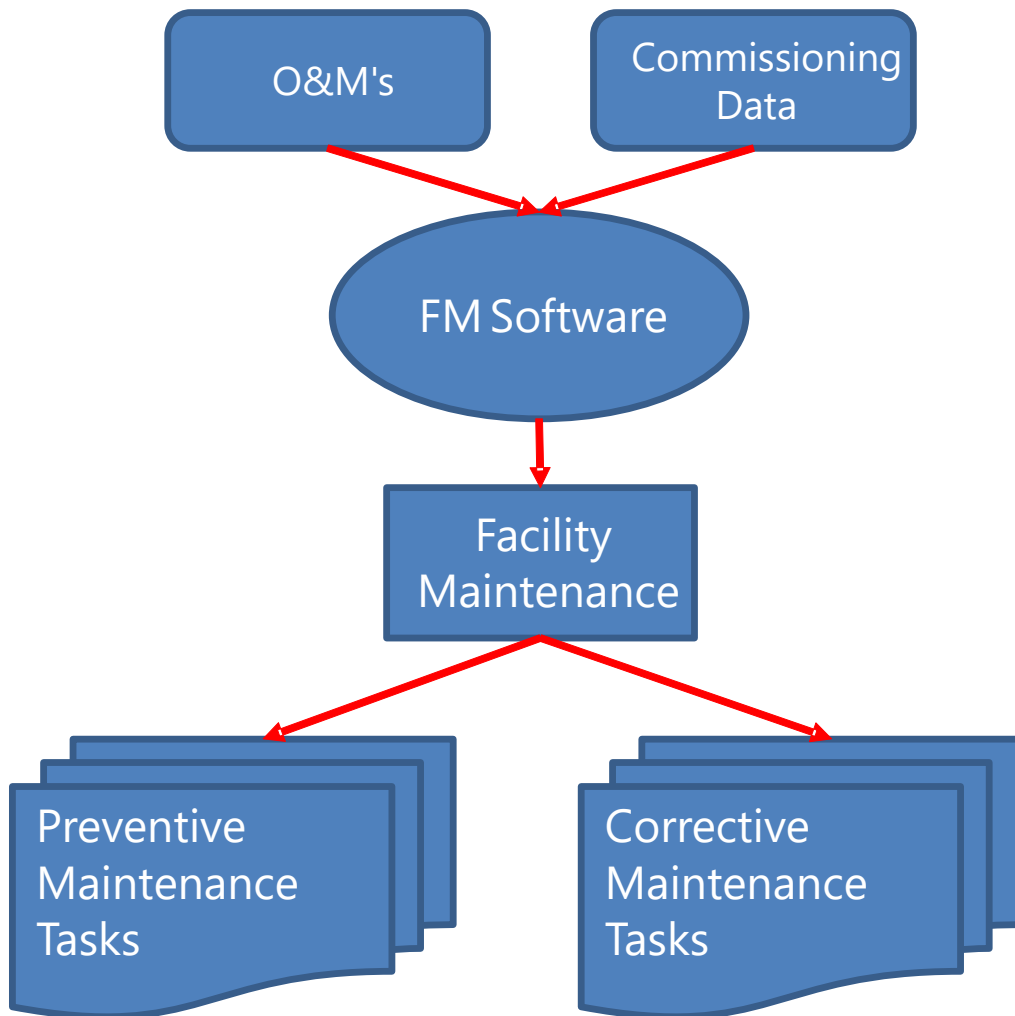
- Ensures adherence to Health & Safety principles within the facility
- Optimizes energy use. Specifically the HVAC systems are adjusted to operate at optimum level reducing energy waste
- Reduces Operating and Maintenance costs
- Ensures adequate O&M staff orientation and training
- Improves installed building systems documentation
- Provides smooth integration of MEP services and delivers the project according to the Owner's requirements.



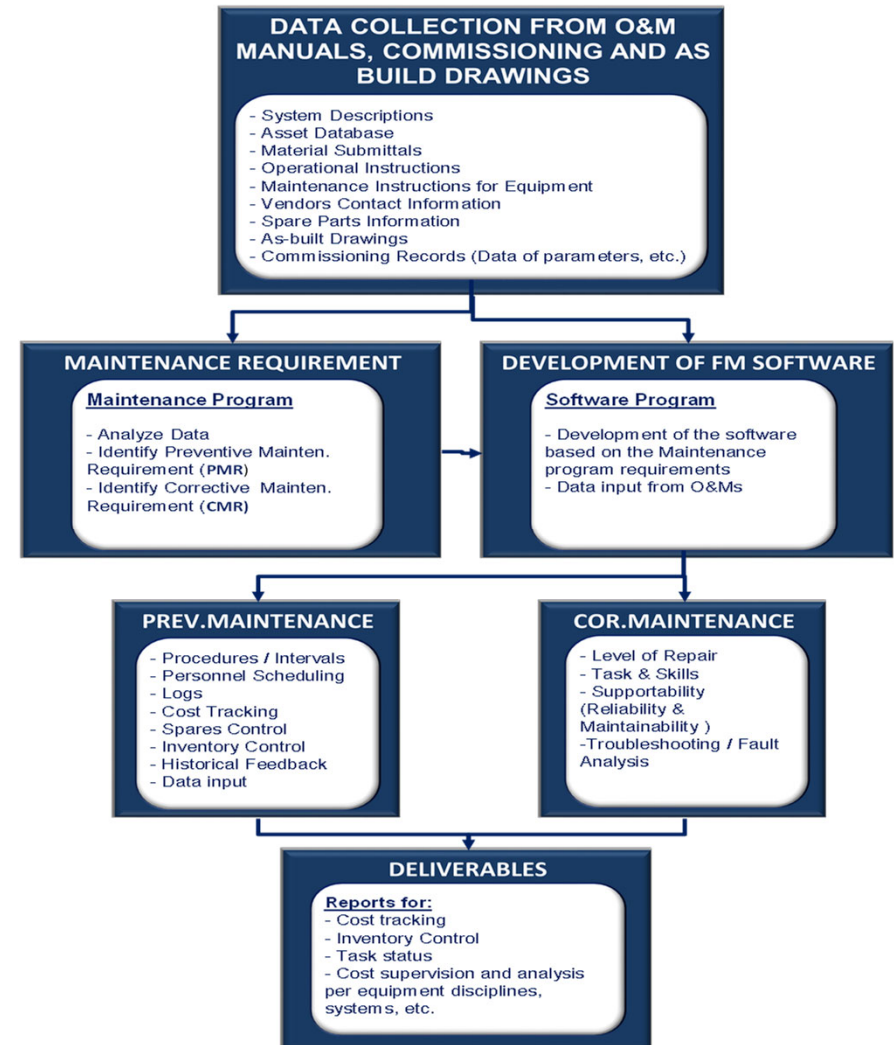
Our experience in Commissioning Services allows us to provide teams of high specialization that can be integrated into existing organizations. **ERGO TECHNIQUE** has alliance partners providing LEED certification, and TAB services in accordance with National & Local standards.

The facility maintenance secures the best level operation of the facilities.

GENERAL OUTLINE OF THE FACILITY MAINTENANCE PROCESS



DEVELOPMENT OF FACILITY MAINTENANCE SERVICES



1. O&M Manuals
2. Facility Management (Hard Services – Soft Services – Support Services)
3. Technical Reports
4. Photo Archive
5. Technical Management

[illegible]

ERGO TECHNIQUE brings engineering, management and execution capabilities under one technical partner.

Lifecycle partner

from design and construction to
commissioning and operation

Management system

tickets, reports, photo archive,
documentation and actions

Operational focus

maintenance decisions linked to
continuity, safety and cost

Technical depth

MEP, civil, architectural, industrial
and special facilities

Execution ability

repairs, upgrades and small projects
can be handled end-to-end

Client clarity

clear reports, priorities, risks and next
steps

Outcome

smooth integration of MEP services, better documentation, trained users and a stronger starting point for FM.

The FM offer is particularly relevant for facilities where downtime, safety, energy and technical compliance matter.

Logistics centers

Industrial buildings

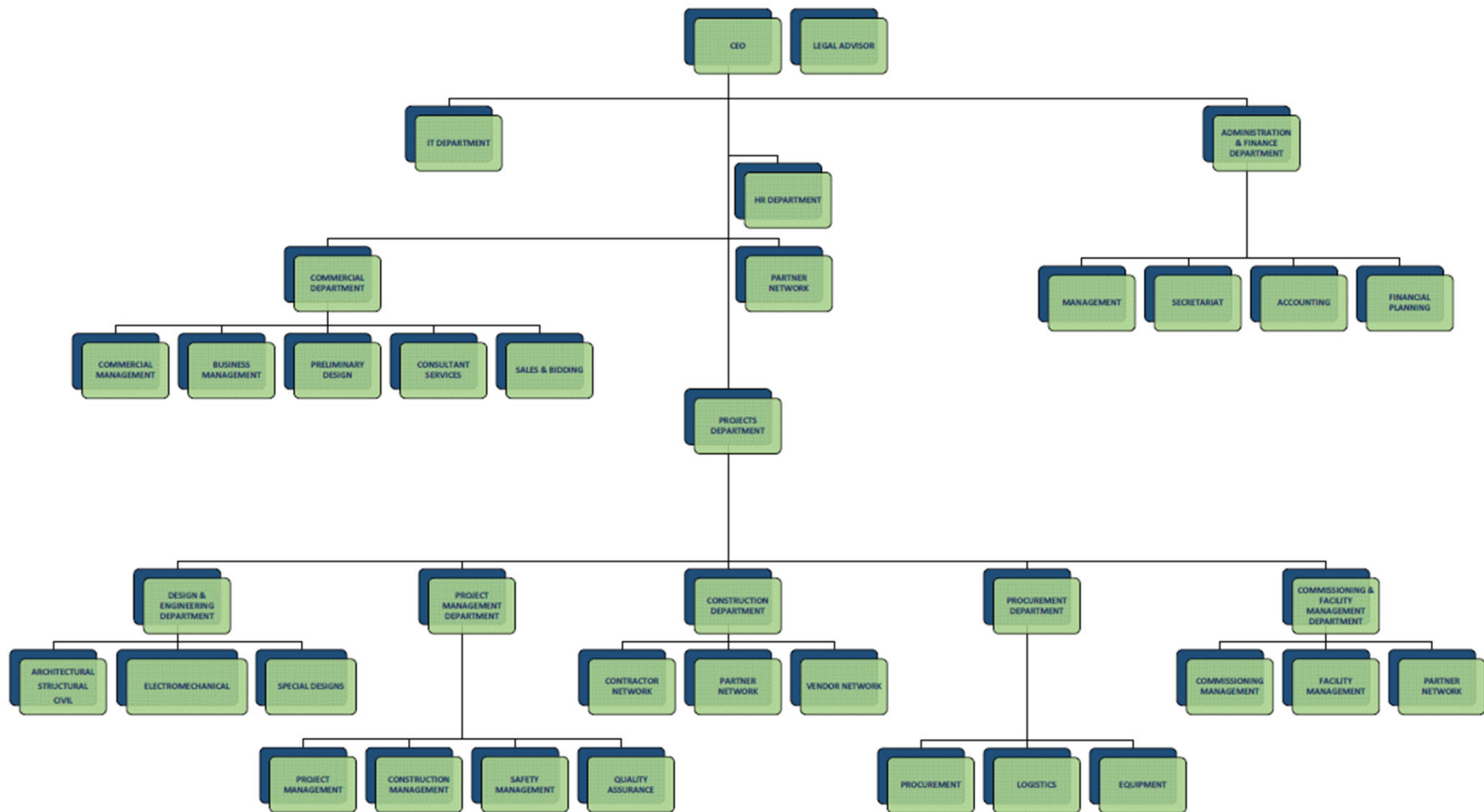
Cold storage & refrigeration

Commercial offices

Hotels & hospitality

Special technical facilities













SARMED LOGISTICS SA (2021-TODAY)

DESIGN TO CONSTRUCTION - INSTALLATION OF SPRINKLER SYSTEM, FIRE DETECTION, LIGHTING FIXTURES & HVAC SYSTEM IN SELF-SUPPORTING

RACK MEZZANINE : 1250 m²

BUDGET : 500.000 €



SERVICES

A. REQUIRMENT ANALYSIS & DIAGNOSTIC REPORT

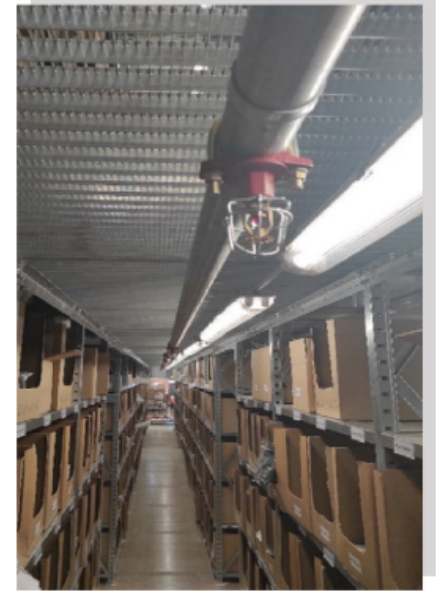
D. DESIGN

J. SUPPLY, CONSTRUCTION & SPECIAL EQUIPMENT INSTALLATION

KUEHNE + NAGEL SA (2021)

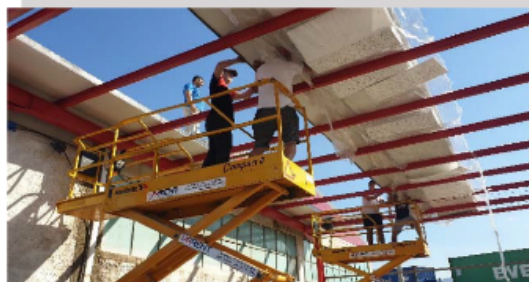
DESIGN TO CONSTRUCTION - INSTALLATION OF SPRINKLER SYSTEM & LIGHTING FIXTURES IN SELF-SUPPORTING RACK MEZZANINE : 1500m²

BUDGET : 50.000 €



SERVICES

- A.** REQUIRMENT ANALYSIS & DIAGNOSTIC REPORT
- D.** DESIGN
- J.** SUPPLY, CONSTRUCTION & SPECIAL EQUIPMENT INSTALLATION

KRALLIS ABEE (2021)**DESIGN TO CONSTRUCTION - CONSTRUCTION OF WAREHOUSE EXPANSION, REMODELING OF EXISTING WAREHOUSE & INSTALLATION OF EPOXY****FLOOR: 1000 m2****BUDGET : 70.000 €****SERVICES**

- A.** REQUIRMENT ANALYSIS & DIAGNOSTIC REPORT
- D.** DESIGN
- J.** SUPPLY, CONSTRUCTION & SPECIAL EQUIPMENT INSTALLATION

INVENTIO SA (2020-2021)

CONSEPTUAL DESIGN FOR NEW LOGISTICS VILLAGE IN OLD STEEL PLANT - ASPROPYRGOS - TOTAL PLOT AREA : 291000m²

BUDGET : 60.000.000 €



TOTAL COVERED AREA (m ²)	133.003
TOTAL BUILT-UP AREA Min. (m ²)	175.441
TOTAL BUILT-UP AREA Max. (m ²)	183.865
CURRENT FAR Min.	0,60
CURRENT FAR Max.	0,63
TOTAL PLOT AREA (m²)	290.969
TOTAL LANDSCAPE AREA (m²)	157.966

SERVICES

- A. REQUIREMENT ANALYSIS & DIAGNOSTIC REPORT
- B. PRELIMINARY DESIGN & CONCEPTUAL DESIGN

SARMED LOGISTICS SA (2021)

DESIGN TO CONSTRUCTION - CONSTRUCTION OF CONTROLLED TEMPERATURE CHAMBER & INSTALLATION OF HVAC SYSTEM: 2000 m²

BUDGET : 100.000 €



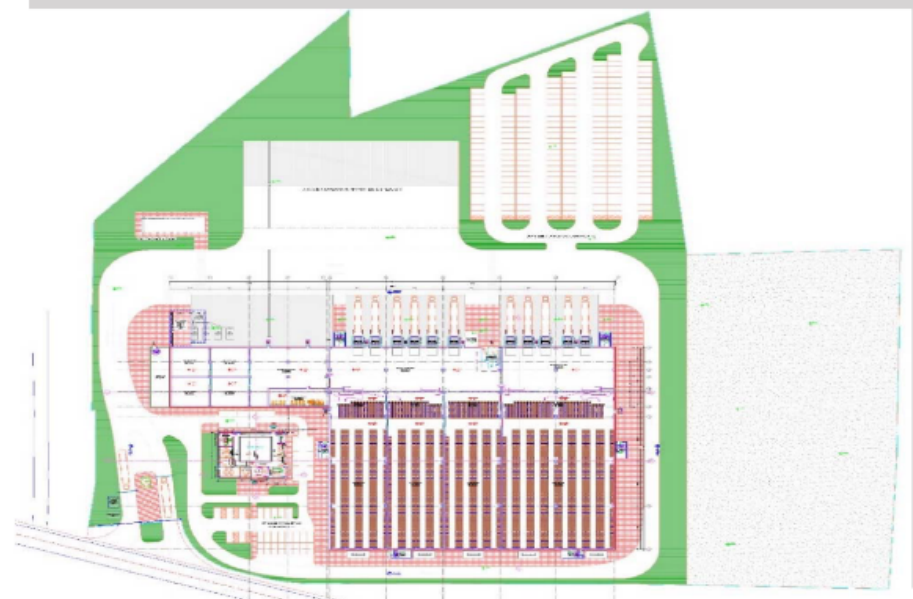
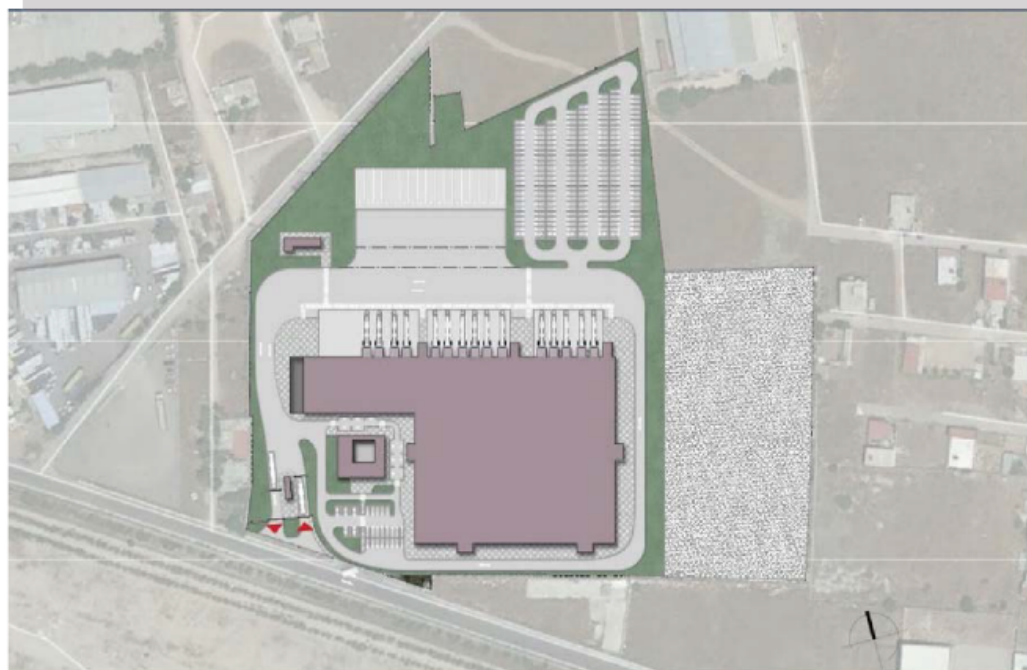
SERVICES

- A. REQUIRMENT ANALYSIS & DIAGNOSTIC REPORT
- D. DESIGN
- J. SUPPLY, CONSTRUCTION & SPECIAL EQUIPMENT INSTALLATION

MAKIOS LOGISTICS SA (2021)

DETAILED DESIGN - DESIGN OF NEW INDUSTRIAL BUILDING WITH COOLING, MEP BUILDING AND ADMINISTRATION BUILDING: 46000 m²

BUDGET : 16.000.000 €



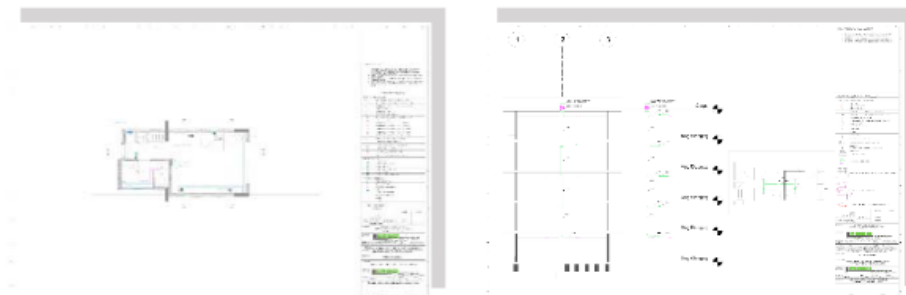
SERVICES

- A. REQUIRMENT ANALYSIS & DIAGNOSTIC REPORT
- B. PRELIMINARY STUDY
- D. DETAILED DESIGN & TENDER FILES

TEN RHODES SA - AMILIA MARE & PARADISE VILLAGE (2019-TODAY)

DESIGN TO SUPERVISION – HOTEL UNIT RECONSTRUCTION MEP STUDIES & GENERAL SUPERVISION OF MEP INSTALLATION: 2000 m2

BUDGET : 35.000.000 €



ERGO		TECHNICAL COMPANY	
MEP STUDIES & GENERAL SUPERVISION OF MEP INSTALLATION			
PROJECT: TEN RHODES SA - AMILIA MARE & PARADISE VILLAGE			
CLIENT: TEN RHODES SA			
LOCATION: AMILIA MARE & PARADISE VILLAGE			
DATE: 2019-2024			
SCOPE OF WORK:			
1	MEP STUDIES	2	GENERAL SUPERVISION OF MEP INSTALLATION
3	MEP STUDIES	4	GENERAL SUPERVISION OF MEP INSTALLATION
5	MEP STUDIES	6	GENERAL SUPERVISION OF MEP INSTALLATION
7	MEP STUDIES	8	GENERAL SUPERVISION OF MEP INSTALLATION
9	MEP STUDIES	10	GENERAL SUPERVISION OF MEP INSTALLATION
11	MEP STUDIES	12	GENERAL SUPERVISION OF MEP INSTALLATION
13	MEP STUDIES	14	GENERAL SUPERVISION OF MEP INSTALLATION
15	MEP STUDIES	16	GENERAL SUPERVISION OF MEP INSTALLATION
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91	MEP STUDIES	92	GENERAL SUPERVISION OF MEP INSTALLATION
93	MEP STUDIES	94	GENERAL SUPERVISION OF MEP INSTALLATION
95	MEP STUDIES	96	GENERAL SUPERVISION OF MEP INSTALLATION
97	MEP STUDIES	98	GENERAL SUPERVISION OF MEP INSTALLATION
99	MEP STUDIES	100	GENERAL SUPERVISION OF MEP INSTALLATION

SERVICES

- A. REQUIRMENT ANALYSIS & DIAGNOSTIC REPORT
- B. PRELIMINARY STUDY
- D. DETAILED DESIGN & TENDER FILES
- E. ASSISTANCE PROJECT MANAGER

HATZIGIANNAKIS DRAGEES S.A. (2019-TODAY)

PRELIMINARY DESIGN - INVESTMENT PROGRAMME DESIGN 4.2.2 MINISTRY OF RURAL DEVELOPMENT AND FOOD -

NEW DRAGEE PRODUCTION UNIT: 15000 m²

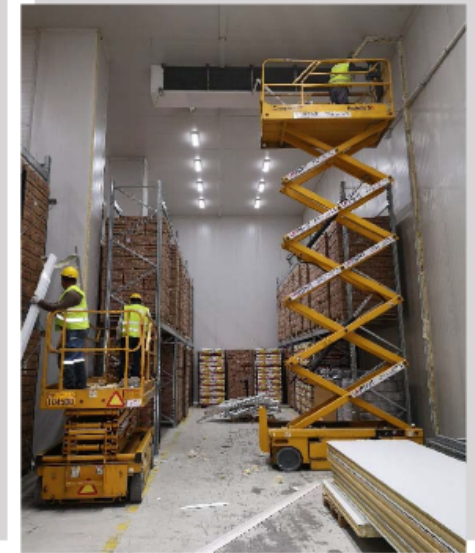
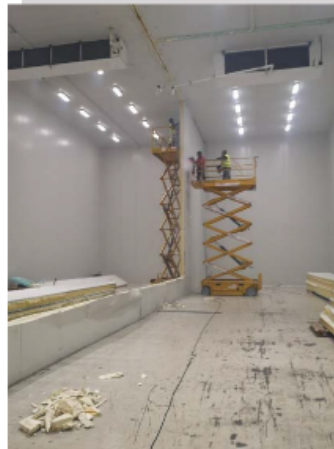
BUDGET : 10.000.000 €



SERVICES

- A.** REQUIRMENT ANALYSIS & DIAGNOSTIC REPORT
- B.** PRELIMINARY STUDY
- D.** DETAILED DESIGN & TENDER FILES

Piraeus Freight Management and Distribution Center – PCDC SA (2021)
DESIGN TO CONSTRUCTION - RECONSTRUCTION OF COLD CHAMBERS : 2000 m2
BUDGET : 100.000 €



SERVICES

- A.** REQUIRMENT ANALYSIS & DIAGNOSTIC REPORT
- D.** DESIGN
- J.** SUPPLY, CONSTRUCTION & SPECIAL EQUIPMENT INSTALLATION

TEN BRINKE SA (2019)

DETAILED DESIGN - NEW LOGISTICS VILLAGE : 45000 m2

BUDGET : 15.000.000 €



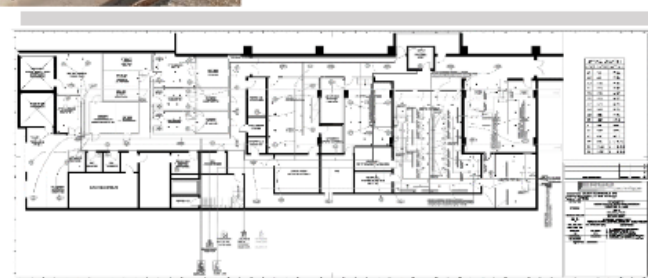
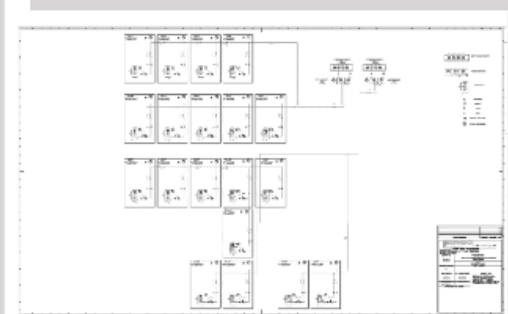
SERVICES

- A. REQUIRMENT ANALYSIS & DIAGNOSTIC REPORT
- B. PRELIMINARY STUDY
- D. DETAILED DESIGN & TENDER FILES

TEN RHODES SA - AMILIA MARE & PARADISE VILLAGE (2019)

DESIGN TO PROJECT MANAGEMENT – MEP STUDIES FOR KITCHEN RECONSTRUCTION & PROJECT MANAGEMENT OF MEP INSTALLATIONS: 2000 m²

BUDGET : 3.000.000 €



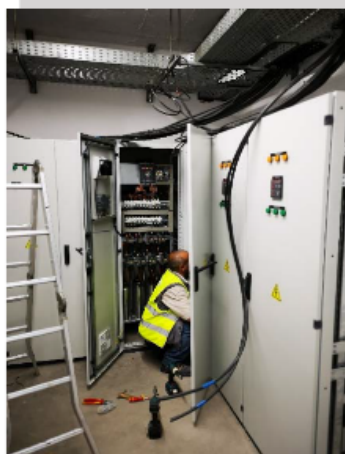
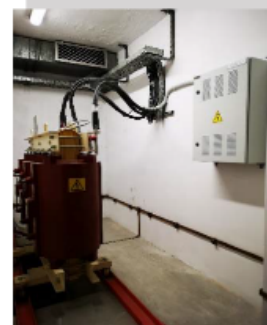
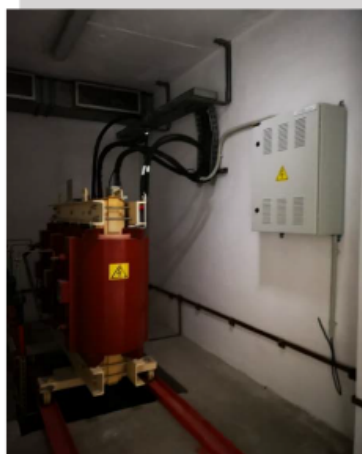
SERVICES

- A. REQUIREMENT ANALYSIS & DIAGNOSTIC REPORT
- B. PRELIMINARY STUDY
- D. DETAILED DESIGN & TENDER FILES
- E. GENERAL MANAGEMENT
- F. PROJECT MANAGEMENT
- G. COMMISSIONING MANAGEMENT

POLEMBROS SHIPPING LIMITED (2019)

DESIGN TO CONSTRUCTION - NEW LV PANELBOARDS

BUDGET : 100.000 €

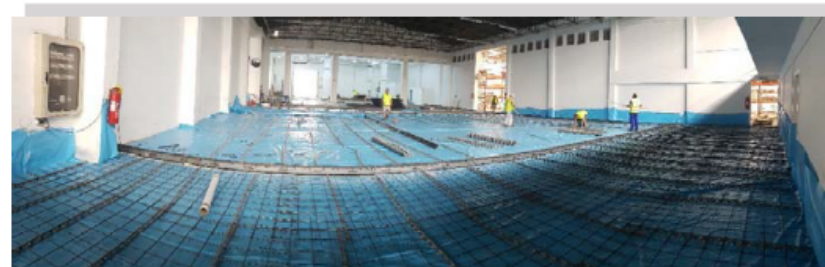
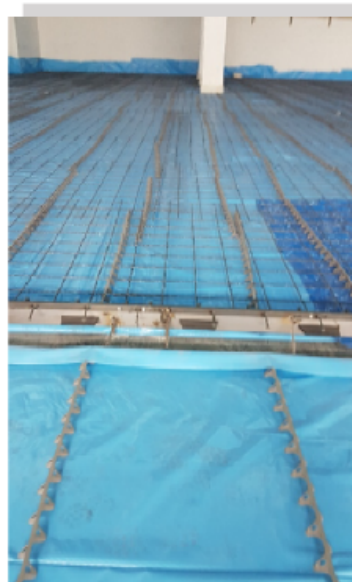


SERVICES

A. REQUIRMENT ANALYSIS & DIAGNOSTIC REPORT

D. DESIGN

J. SUPPLY, CONSTRUCTION & SPECIAL EQUIPMENT INSTALLATION

PLASTIKA KRITIS SA (2018)**DETAILED DESIGN TO CONSTRUCTION - NEW INDUSTRIAL FLOOR : 3000 m2****BUDGET : 100.000 €****SERVICES****A. REQUIRMENT ANALYSIS & DIAGNOSTIC REPORT****D. DESIGN****J. SUPPLY, CONSTRUCTION & SPECIAL EQUIPMENT INSTALLATION**

KUEHNE + NAGEL SA (2019-TODAY)
FACILITY MAINTENANCE : 17000 m2
BUDGET : - €



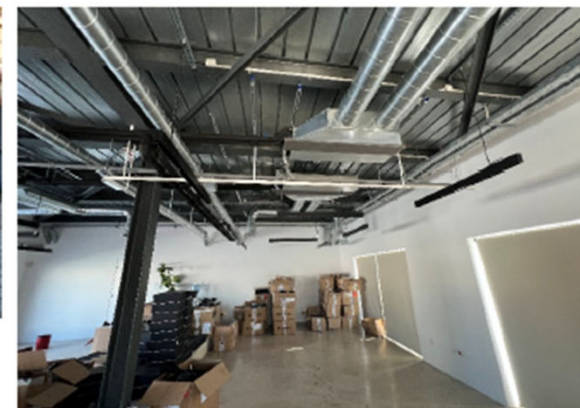
SERVICES

- E. PROJECT MANAGEMENT
- H. INTEGRATED FACILITY MANAGEMENT

AEGEAN FRESKO (2023-TODAY)**DETAILED DESIGN - NEW DISTRIBUTION CENTER : 3000 m2****BUDGET : 5.000.000 €****SERVICES**

- A.** REQUIRMENT ANALYSIS & DIAGNOSTIC REPORT
- B.** PRELIMINARY STUDY
- D.** DETAILED DESIGN & TENDER FILES

SYNOPSISYS HELLAS (2024-TODAY)
FACILITY MAINTENANCE : 3000 m2
BUDGET : - €



SERVICES

E. PROJECT MANAGEMENT
H. INTEGRATED FACILITY MANAGEMENT

LOADING.....

THANK YOU!



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