

Top project management technology implemented by **Novart Engineering** delivers modern architecture in **Spiru Haret Residence** project



Location: 7 Gheorghe Manu Street, Bucharest, Romania

Area: 4000.0 sqm

Project Year: 2015

Developer: Invest Lux Construct

Architects: Urban Office (Lilian Captari, Iana Captari)

Construction Project Manager: Novart Engineering

Located in the heart of Bucharest, between Romana and Victoriei squares, the property represented the historical residence of Spiru Haret, a great Romanian personality of education and politics.

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We tried to propose a building that mediates architectural design between office building at Gh. Manu No.5 and former Ballet School Gh. Manu No.9. Therefore, we believe it is a rehabilitation of the town space - not just a building. Our solution provides a background for the former School of Ballet. Connection with historical monument "Spiru Haret" is made by neutral profiled glass (U-glass), which outlines an urban courtyard of ~ 12 m height between 4 buildings.

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Arch. Lilian Captari
Urban Office

Total land area	- 922 sq m
RmaxH	- Ug+Gf+7F
CUT	- 3.45 %
Built underground area	- 755 sq m
Total built area	- 3,572 sq m
New building	- 18 apartments
Historical building	- P+2E fully rehabilitated



Spiru Haret Residence project is a remarkable blend between old and new, past and present, an excellent solution to keep an old style, which offers modern comfort and facilities to its residents, by using modern materials and techniques.

Spiru Haret Residence is a project which involves restoration and transformation of the historical building expansion and adding new floors over natural setting of an old house (Ug+Gf+1F) with a new building, fully integrated with the old structure. The project comprises in total of **18 luxury apartments, 23 parking spaces, a P+2E fully rehabilitated historical building**, modern amenities, style and comfort.



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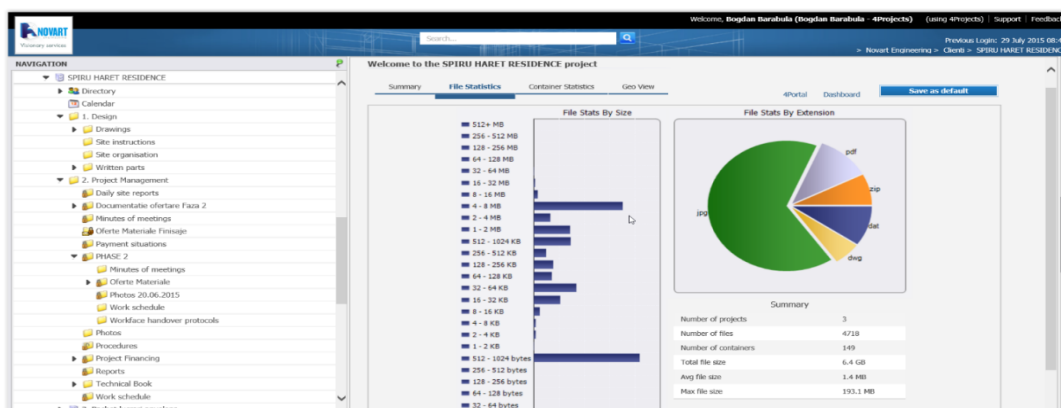
Hiring Novart Engineering as construction project manager and using their project management technology in the delivery of the project, lead to 10% cost reduction and 20% time reduction comparing to the traditional ways.

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Mr. Mihai Astratinei
General Manager
Invest Lux Construct

With an extended experience on the construction market, Novart Engineering provided construction project management services, site management services, site inspection and health & safety services, coordinating 4 contractors for structure, architecture, façade and MEP's works and other 9 subcontractors for finishing works.

As part of the Construction Project Management contract, Novart Engineering implemented Viewpoint for Projects collaboration software for **document management**: reports, minutes of meetings, work schedule, payments situations, online archive of technical book, correspondence, **design management**, **e-forms** and **automated approval workflows**.



Novart Engineering's experts developed the schedule for the project execution using Microsoft Project's Critical Path Analysis method, taking into account all phases of the project - design and execution of construction works (all trades-structure, architectural finishes, plumbing, electrical, HVAC, weak currents, equipment), project completion and delivery, **in order to meet the tight schedule and coordinate all contractors on site.**

