



# Capability Statement

Quantum Project Control

The image features a large, light gray circle on the left side, which contains the text 'Who We Are'. To the right of this circle, there are several overlapping circles in red, blue, and white, creating a dynamic, abstract composition. The red circles are positioned in the upper and lower right areas, while the blue circles are in the upper and lower right areas, overlapping with the red ones. The white circle is positioned in the lower right area, overlapping with the red and blue circles. The overall design is clean and modern, with a focus on geometric shapes and a limited color palette.

# Who We Are

# Quantum – Who We Are

Welcome to a world of precision, innovation, and excellence.  
We are Quantum – A company providing specialist Project Controls.

Founded in 2020, Quantum was created to service Denmark's most prestigious construction clients. We provide a premium service to high profile projects - the ones that deserve exceptional care and attention. Our highly trained and experienced staff provide good communicative collaboration and process driven practices so that our clients sleep well, knowing that their investments are in safe hands.

Our underlying principles are grounded in the methodical project control processes of Quantity Surveying and Project Management. Our staff are a mixture of highly experienced international professionals and Danish nationals. We are able to bring international best practice with a solid foundation of working with Danish clients, consultants and contractors ensuring our approach is tailored to achieve greater control than the market standard offering without any gap of understanding local Danish practices culture or language.

We don't rely upon generic benchmark rates to inform cost estimates. Nor do we allow clients to enter contracts without understanding

the risk levels they are exposed to. We go to painstaking measures to ensure that each project gets the care it deserves. We get into the design details of a project at an early stage and work with the project team to provide process and clarity. We continue with them to control change and remove risk. And whilst we love the process, we also recognise that every client and every project is different and we tailor our project approaches accordingly - recognising the aspects of importance to our clients, right from the very start.

In the following section is a selection of our projects that we feel best represent Quantum expert capabilities. We have spoken with each of our clients related to those projects to release the NDAs associated with them for the purposes of this bid material. We are pleased to say that the majority of our clients agreed to the lifting of such NDAs but one could not fully due to the highly sensitive nature of the projects. As such, some of the specifics of one of the following project are censored to protect sensitive details. We would be happy to arrange for a direct call with our clients if particular aspects of this project are requested.



Quantum is Latin for an "amount" and our name reflects our approach. We take complex projects and break them down into manageable tasks that appropriate controls can be applied to. We believe that every project, no matter how complex, can be controlled well given the appropriate level of planning.

Adam Wrighton, Partner

We identify ourselves as adopting **five key** values throughout our organisation.

**1** Professional  
We provide the highest quality of service in all aspects of our work – internally and externally.

**2** Modern  
We bring best practices, and procedural innovation and embrace change in our projects.

**3** Approachable  
We endeavor to be accessible, obliging, and communicative with everyone we encounter.

**4** Supportive  
We prioritise mutual support of one another and our clients. Our co-operative approach reflects this value.

**5** Dedicated  
Our mantra is to go above and beyond for our clients. We dig deep to be a safe pair of hands!





We strive to deliver **maximum value**, for both time and cost, throughout the project.

- Strategically, we deliver accurate feasibility and budget reports to allow businesses to assess project feasibility fully before engagement.
- Through extensive knowledge of material rates & labour costs, we further pursue the greatest level of cost certainty possible.
- Our in-depth market knowledge can assist in optimising and maximising the project's scope and results.
- In current market conditions, strong procurement, supply chain awareness, and robust processes are essential to maximising value – we can help with this!
- As construction experts, we can advise on strategies to mitigate encountered and anticipated project risks throughout design and construction.
- With our strong contract knowledge, we can help in advising the most suitable contract and assist in negotiating it through to execution.
- We seek to minimise project disputes by setting up the contract at the start in a robust manner and methodically and accurately recording site activities.
- Close out is an essential component of any project—we aim to efficiently close out projects contractually and financially.

These are just a selection of the reasons for why you should choose to **work with Quantum**.

### People

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Quantum comprises a diverse team of construction professionals with expertise in various fields, enabling us to handle a range of projects.

### International

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Our staff members come from all corners of the globe, giving us a unique collective perspective on applying project controls within Scandinavia.

### Knowledgeable

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We have experience across diverse industries and project types, enabling us to excel in even the most bespoke environments.

### RICS accredited

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We hold RICS accreditation and all project representatives are either RICS-qualified, working towards qualification or supervised by a RICS-qualified expert.

### Flexibility

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Quantum's size allows for unparalleled flexibility, empowering clients to strategize throughout all project stages.

### Proven track record

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Quantum has been successfully delivering projects since its inception in 2020.

# Meet Our Team



**Jonathan Davies**  
Partner

Jonathan thrives on turning concepts into operable practicalities and has specialized in matching International Cost Management practices with the day-to-day specifics of Danish construction. Over the years, Jonathan has applied his expertise to every stage of construction (from Feasibility through to Handover) in a wide range of sectors – Heavy Civil, Refurbishment, New Build, Infrastructure, Commercial, Retail, Rail, Airports, Residential, Hospitality and Pharmaceuticals.



**Adam Wrighton**  
Partner

With substantial experience of schedule management, risk analysis and contract administration, Adam possesses the strong character and knowledge necessary to professionally drive projects through to satisfactory completion. With a keen focus upon Client service, he combines knowledgeable contract law with practicality to form strong relations with Project Teams and delivery exemplary results.



**Mark Schorah**  
Partner

With Consultant, Developer, and Contractor Quantity Surveying and Project Management experience, Mark has a track record of successfully delivering a diverse range of projects from inception to occupation. Mark's construction technical knowledge, leadership and communication skills enable him to both advise and manage project teams set out and implement the processes necessary to balance and achieve all stakeholders' needs.



**Edward Vella**  
Partner

Edward brings a valuable understanding of project delivery to client teams. His family background in contracting and years of experience working with large international main contractors have provided him with a wealth of knowledge in successfully delivering projects across different levels and industries. He is well-versed in a diverse range of standard and bespoke contractual arrangements.

# What is RICS?

RICS is an **internationally recognised institute** for built environment professionals, with over 134,000 global members.

## Background

Founded in 1868, on receipt of a Royal Charter, RICS seeks to set the highest professional standard in the management and development of land, real estate, construction and infrastructure.

With its market leading standards, RICS has locations in strategic global locations with the aim of protecting both consumers and businesses. This, combined with an exacting ethical code and mandatory professional indemnity insurance, positions RICS as a reliable water mark for leading construction advice and services.

## Quantum and RICS

Within Quantum, as a RICS qualified team, we have a high level of professional experience in a breath of industries, projects and scenarios. We pride ourselves on representing the RICS to our best endeavours and using the RICS ethical code and professionalism as a guiding principle.



Being accredited by the RICS allows us to demonstrate to our clients a standard of service that they can trust in. Although our services adapt to the needs of our Clients, it is the quality of service and integrity that remain constant. We are driven to truly perform for our Clients with competence, quality and integrity whilst doing so. These are all qualities that the RICS stand for and hence why we are proud to represent them.

Mark Schorah, Partner

# Testimonials

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“Having worked with the team at Quantum on a number of projects of varying sizes and complexity, we have consistently experienced an enormous flexibility with regards to adapting the scope of their service in response to changing requirements of a given task. They have proved skilled at finding workable solutions to unforeseeable complications without losing sight of build quality or the value proposition. Quantum’s high standard and valued work has made them an integral part of our project delivery team. ”

**Ola Stendebakken – Partner, Midstar**

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Quantum is instrumental to the on-going successful delivery of our project. Their systematic and detailed approach to cost estimating, procurement, contract administration, and reporting is enabling us to have full clarity on the position of the project at all times. Quantum provides the detailed information we need to make key decisions with confidence.

**Drew Alford – Owner Representative, Grundtvighus PropCo**

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An abstract graphic design featuring several overlapping circles. A large light blue circle is on the left, containing the text 'Our Services'. To its right is a white circle. Further right is a large red circle. Below these are two more overlapping circles, one in a medium blue and one in a dark blue. The background is white.

# **Our Services**

# Experts at your service

Working in the Construction, Data Centres and Pharmaceutical sectors, our team are [here to assist you](#), plan and implement your project in the UK and Danish Market, no matter how big or small.

## Project Controls

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We drive the project program from the word GO

## Risk Analysis

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Not knowing exactly what risks will occur during a project doesn't mean we can't plan for them.

## Procurement Advice

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We will provide you with an expert recommendation on the right procurement route for you.

## Budgetary Control

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A successful project takes strong financial planning from the start



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## Project Controls

No matter how big or complex a project is, we believe it can be managed using appropriate control structures, both in the planning and execution phases. Through the use of widely recognised tools such as Project Execution Plans, Schedule Analysis and Change Control procedures, we keep the ship steady.

When it comes to the delivery, we'll coordinate the holding of meetings, handle the distribution minutes, follow up on action items and administer the contract(s). We keep the client feeling in control and able to make informed decisions.

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## Risk Analysis

The undertaking of any project must come with the recognition of risk, and we approach it with a mindset of identification and mitigation. We work with project teams to identify risks and agree upon the most appropriate owner(s) to undertake the agreed mitigations.

In addition, we use analytical techniques to determine suitable levels of risk funds that reflect those risks – avoiding the approach of simple “percentage-based” contingency funds that can be difficult to determine the adequacy of.

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## Procurement Advice

One of the fundamental areas of project setup, which is so often left overlooked, is Procurement. No two clients are the same, no two projects are the same and our approach reflects those recognitions. We acknowledge that the focal points of the “cost/ time/quality” triangle will be different from client to client, and often even becomes project specific.

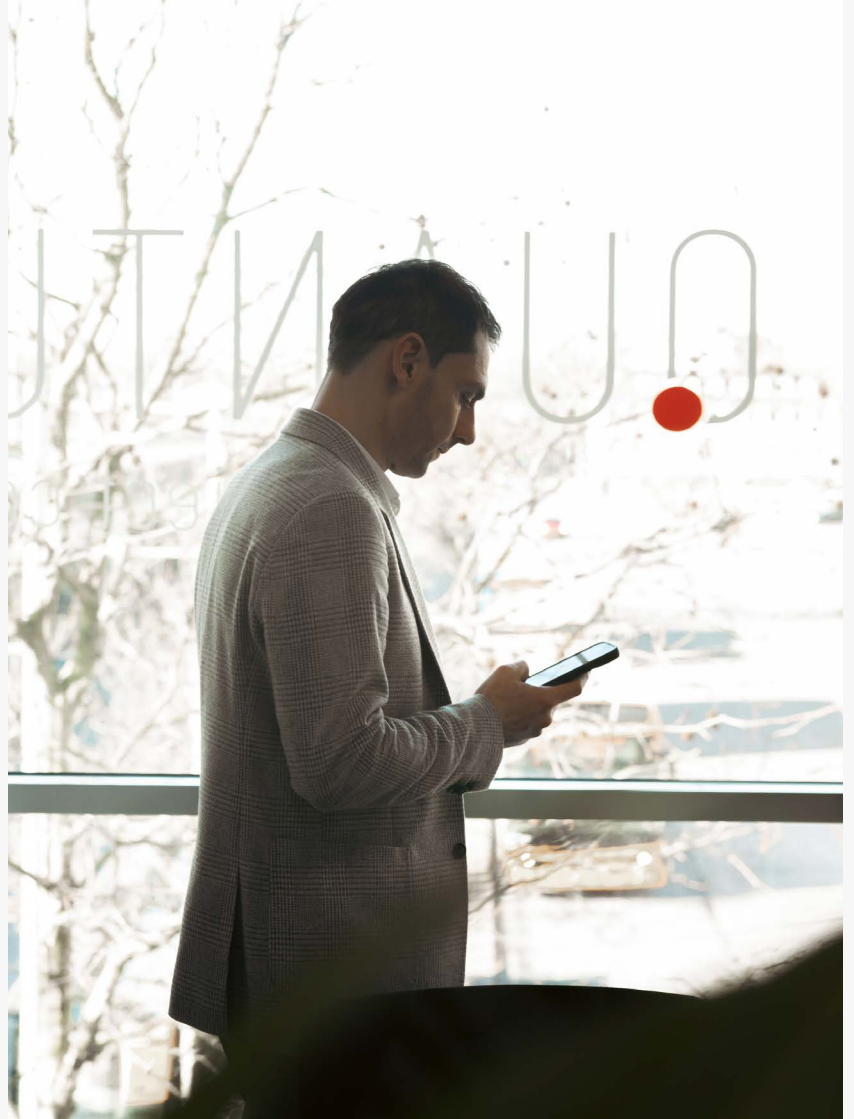
We don't believe in a 'one-size-fits-all' approach to our services. We listen to the needs and targets of the client and use analytical tools to determine the recommended routes of Procurement, Tendering and Contract form.

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## Budgetary Control

We understand that a project design process is a moving development, and that costs reflect that design. However, that doesn't mean that clients should simply expect to see their forecast costs surge with every updated design stage. Right from the start, we account for the missing details of design and apply costs to them using benchmarking techniques and listening to the project team's intent. We will check each stage of design thoroughly and highlight the divergences from the previous stage so that the client can consider their inclusion and remain in control.

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# How Quantum Can Help You

## Project controls

### Programme management

- Master schedule management
- Milestone reporting
- Critical path analysis
- Forecasting

### Stakeholder engagement

- Process meetings
- Summary dashboards
- Team co-ordination

### Design team management

- Design analysis
- Handover management

### Contract administration

- Compilation
- Finalising
- Close-out and completion

## Site schedule management

- Confirmation
- Milestones
- Delay management inc. extensions of time

## Financial controls

- Invoicing
- Cost reports
- Change management
- Final account management

## Miscellaneous

- Sustainability
- Construction accreditations – DGNB
- Community engagement

## Risk analysis

### Risk management

- Registers
- Analysis
- Risk item valuing and funding advice

## Procurement advice

### Procurement

- Documentation preparation and issue
- Tender assessments
- Finalising appointment documents
- Contract executions

### Tender management

- Contractor interviews
- Negotiations & confirmation
- Contractor appointment

## Budgetary controls

### Feasibility & concept

- Benchmarking
- Feasibility studies
- Technical due diligence

### Budget development

- Cost estimating from concept to detailed design
- Value engineering
- Risk management
- Stakeholder engagement

### Construction & on-Site

- Cost reporting
- Forecasting & cashflow
- Applications and payment management
- Change management
- Close out
- Final account

# We've Worked With Some of the **Biggest** Companies

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STUDIO TOMÁS SARACENO



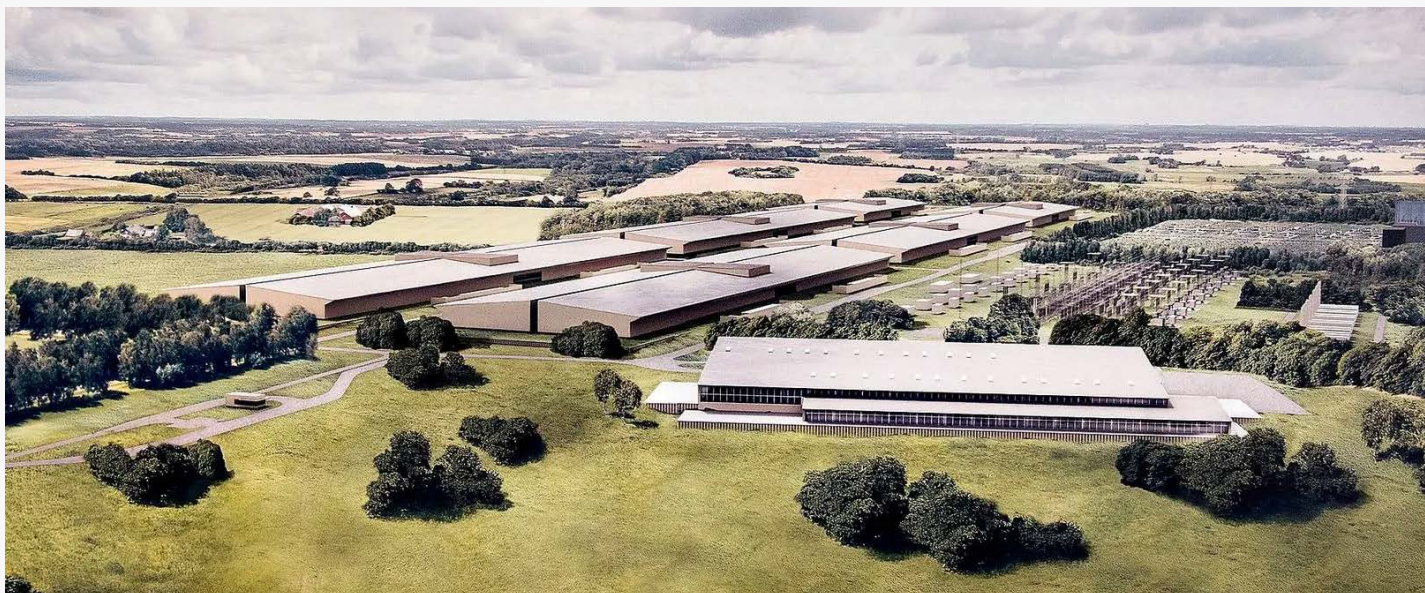


# **Project References**

# Viborg Data Centre

A stage 2 of a broad-scale Data Centre complex commissioned by a global tech company and located in west Denmark, delivered with a focus on technical performance, functionality and transparent commercial control.

<b>Project</b>	Data Centre project	<b>Value</b>	ca. DKK 800M	<b>Location</b>	Viborg, DK	<b>Size</b>	9000 m <sup>2</sup>	<b>Client</b>	Confidential	<b>Date</b>	April 2025 – March 2026
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## Background

The data centre comprises a single building divided into eight sections, of which four had previously been completed. This phase involved delivering the remaining four data halls within the existing structure. The client's priority was to ensure the facility met the required standards in full, favouring additional time and diligence over compromised quality, with functionality and long-term efficiency central to all decisions, in alignment with its global standards..

## Project Overview

The works comprised the complete fit-out of four data halls accommodating 96 HAC aisles in 4 data halls, designed to support operational loads of circa 3.5 kW per rack. Installation included highly specialised equipment such as battery systems and associated critical infrastructure, requiring precise coordination of electrical, mechanical, BMS, IT and structured cabling works. Around 30 specialist MEP equipment suppliers and contractors were engaged.

## Key Constraints

The project involved complex integration of high-technical equipment within a pre-existing building, requiring careful sequencing and close interface management. Achieving full compliance with the Clients global data centre standards was a non-negotiable requirement, with no tolerance for sub-standard execution and functionality. In parallel, both client and main contractor placed strong emphasis on a collaborative partnership built on mutual trust, financial transparency and responsible commercial conduct, with a clear intention to maintain a long-term working relationship.





## Our Role

Quantum provided Cost Management and Commercial Management services throughout the project. Our role included:

- Supporting procurement strategy and tendering of specialist subcontractors across electrical, mechanical, BMS, IT and structured cabling packages.
- Day-to-day and week-to-week package management across approximately 30 MEP international equipment suppliers and European and local contractors, including co-ordination with international as well as local building codes and standards.
- Commercial Management including tender negotiations, contract control and monthly valuations.
- Managing payments, variations and change orders, including analysis of root causes and presentation of proposed adjustments for weekly client approval.
- Mitigating commercial risk and maintaining budget control throughout delivery.
- Coordinating delivery and installation of specialist systems including battery infrastructure and other critical components.
- Facilitating transparent collaboration between client and main contractor to ensure aligned decision-making and conflict-free delivery.

# Comfort Hotel Vesterbro

A partial refurbishment of a fully operational city-centre hotel, focused on technical upgrades whilst maintaining regulatory compliance and coordinating with external infrastructure stakeholders.

Project	Hotel renovation	Value	DKK 25M	Location	Copenhagen, DK	Size	8000 m <sup>2</sup>	Client	NREP	Date	Jan 2024 – July 2025
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## Background

Comfort Hotel is a centrally located hotel in Copenhagen. Quantum was appointed to deliver a targeted mechanical and electrical refurbishments, addressing emerging technical issues while maintaining compliance with regulatory requirements. The works required thoughtful scheduling around core hotel operations to ensure that guest satisfaction and overall experience were not compromised.

## Project Overview

The project comprised a partial renovation focused on upgrading the fire safety system whilst maintaining compliance with Danish regulations, alongside addressing the heavily corroded cold water system. During the works, investigations revealed that the corrosion was more extensive than initially anticipated, affecting other systems and had extended to other parts of the building, affecting building stakeholders outside of the hotel. It was ultimately found to be linked to previously unidentified sources originating from major neighbouring infrastructure.

## Key Constraints

All work was carried out within a fully operational hotel, requiring careful coordination to minimise disruption. The project also involved a complex stakeholder environment within the wider building, comprising residential and commercial properties. Quantum was tasked with coordinating all parties whose assets were directly linked to the identified water leakage.





## Our Role

Quantum acted as Project Controller providing a combination of Project Management and Cost Management services. Our role included:

- Verifying the project scope against the suitable budget..
- Managing the upgrade of the fire safety system whilst maintaining regulatory requirements.
- Planning and coordinating works within an operational hotel environment whilst maintaining guest experience.
- Managing investigations and remedial works related to the corroding water system.
- Facilitating and managing communication between the client and senior representatives of neighboring asset owners.
- Coordinating contractors and consultants and overseeing delivery through to completion.

## Quantum Personnel on the Project

**Adam W** — Project Lead

**Thomas N** — Project Manager

**Benjamin K** — Project Manager

# Adina Apartment Hotel

A guest-sensitive 4-star hotel refurbishment addressing full wide-scale renovation, rectification of construction defects, upgrading of key public areas and securing the long-term performance of a centrally located asset.

Project	Hotel renovation	Value	DKK 35M	Location	Copenhagen, DK	Size	6000 m2	Client	Adina Hotels	Date	2017 - 2026
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## Background

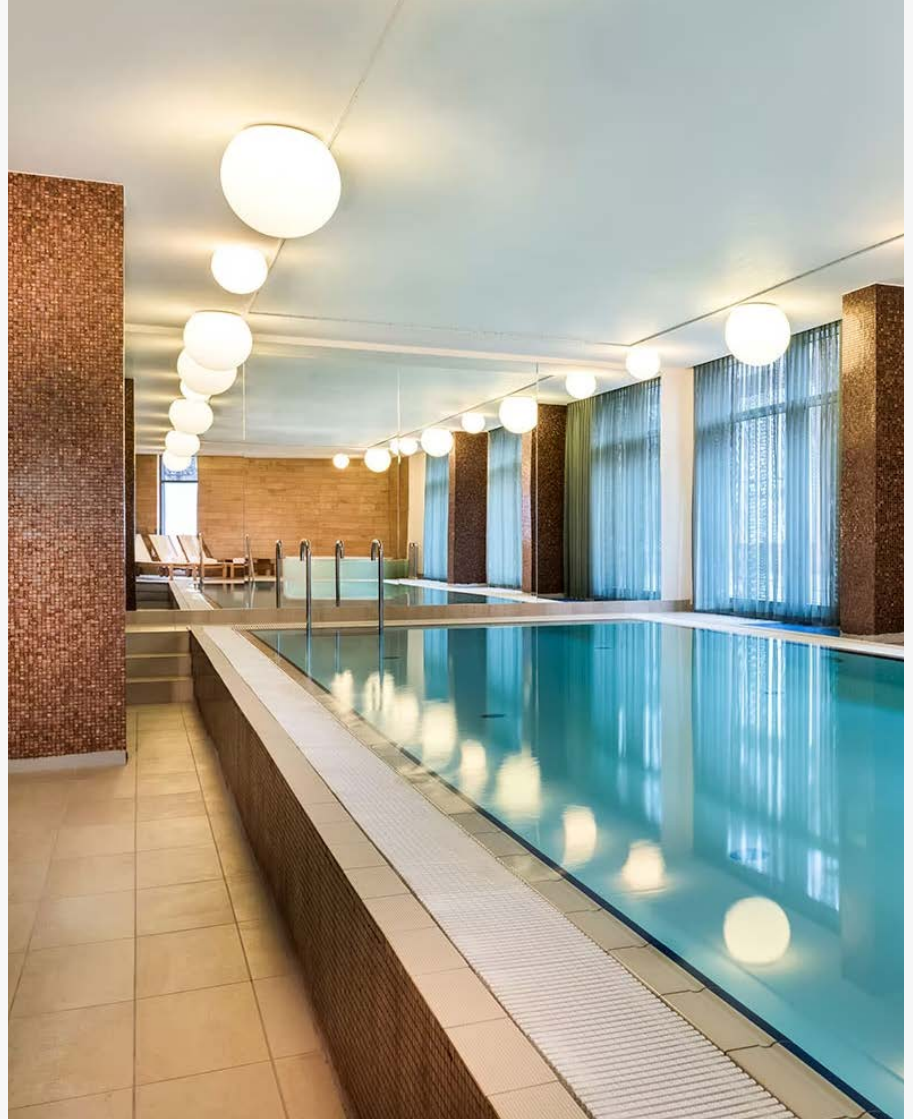
Originally constructed in 2005, the hotel was delivered under a fast-tracked programme which resulted in a number of construction defects that only became apparent over time. These issues affected both building performance and, if not addressed, potentially safety-prompting corrective works to address technical weaknesses, improve functionality and safeguard the building for long-term use. The refurbishment also provided an opportunity to refresh the asset and raise its overall standard in line with expectations of a 4-star apartment hotel.

## Project Overview

The project comprised refurbishment of the entire hotel, including bedrooms, corridors, reception area and public spaces, upgrades to the swimming pool and spa areas as well as improvements to major mechanical and electrical systems to enhance durability and resilience. In addition, the hot water systems were rebalanced to ensure even distribution throughout the building and investigative and corrective works were undertaken to address the rapidly deteriorating façade- requiring specialist analysis and targeted measures to ensure the building's weather-tight integrity.

## Key Constraints

Each phase of the works were time-critical and had to be delivered to meet the hotels seasonally busiest periods and limit disruption to hotel operations. In respect of the roof and facade works, this also meant careful planning to ensure that the works were undertaken during the warmer and drier periods of the year – which was no easy task to balance the two. The central location imposed logistical constraints, and the scale of the construction defects required careful planning, sequencing and specialist input. Quantum was able to coordinate all these elements, executing imperative works whilst upholding the highest standards and protecting the guests' high satisfaction rates.





## Our Role

Quantum provided a full suite of the Project Controls executing Project Management and Cost Management services from outset to completion. Our role included:

- Establishing the scope of the works..
- Establishing and controlling project budget and cost reporting.
- Time Scheduling and phasing the works to accommodate seasonal operational requirements.
- Managing stakeholders and coordinating closely with hotel operations.
- Coordinating internal contractors, designers and specialist consultants
- Procuring and managing all elements, including specialist investigations, chemical analysis of façade materials and development of remedial solutions.
- Managing full-scale refurbishment, remedial works to the façade, building services and swimming pool facilities.
- Contract Administration, Quality Control and project close-out.

## Quantum Personnel on the Project

**Adam Wrighton** — Lead Project Controller

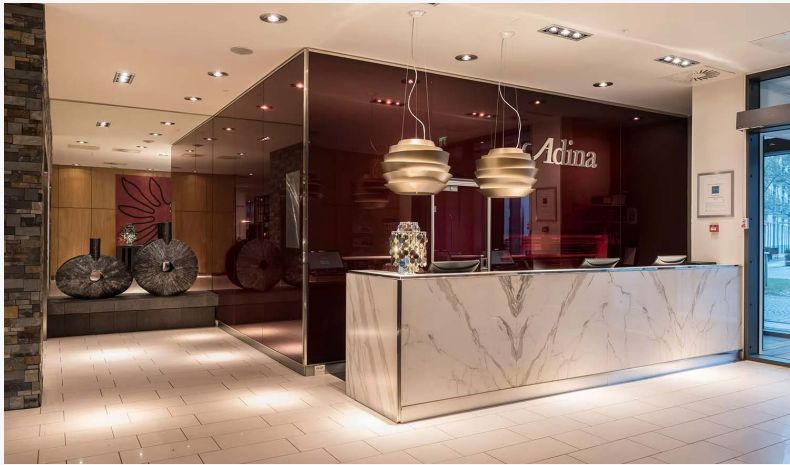
**Thomas Noer** — Project Manager

**Stephen Devlin** — Cost Manager

**Elliot Sommer** — Cost Manager

**Benjamin Kjær** — Project Manager

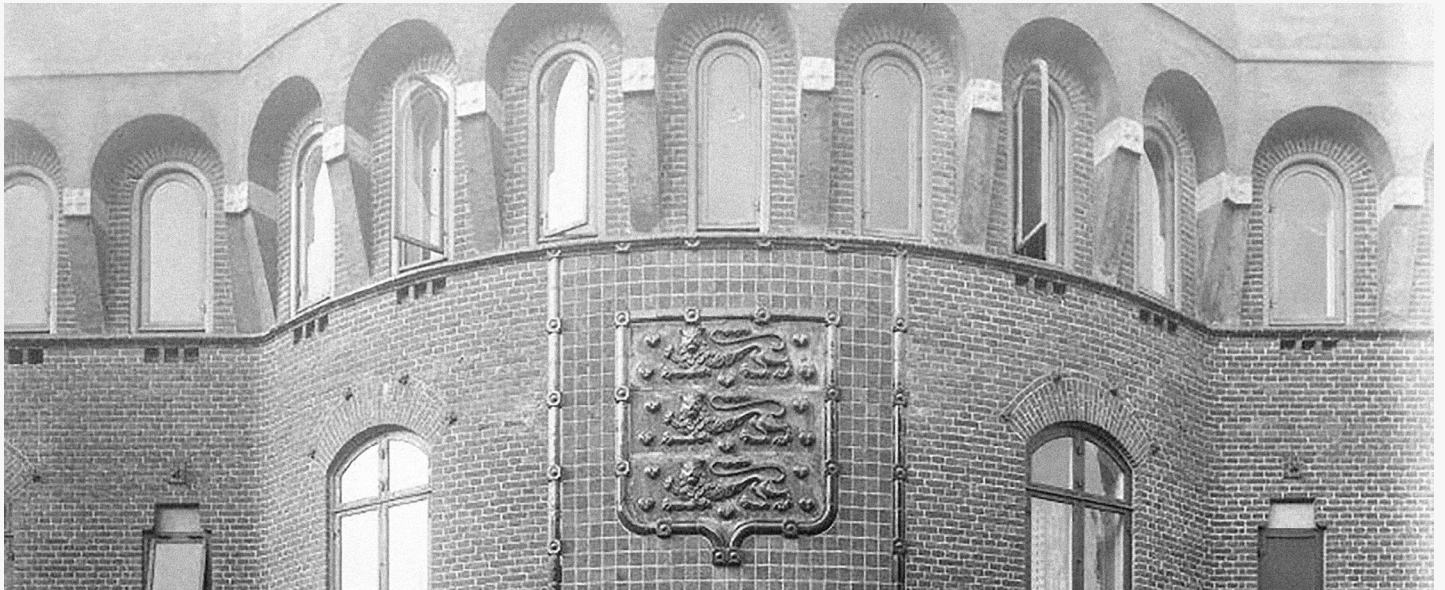
ADINA APARTMENT HOTEL



# Grundtvigshus

A historic building and one of Copenhagen's most pioneering  
**green energy** renovation projects

Project	Mixed use office	Value	280 Mio DKK	Location	København, DK	Size	9950 m <sup>2</sup>	Client	Grundtvigshus PropCo	Date	2022 – ongoing	Collaborator	Cobe, Buro Happold
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## Background

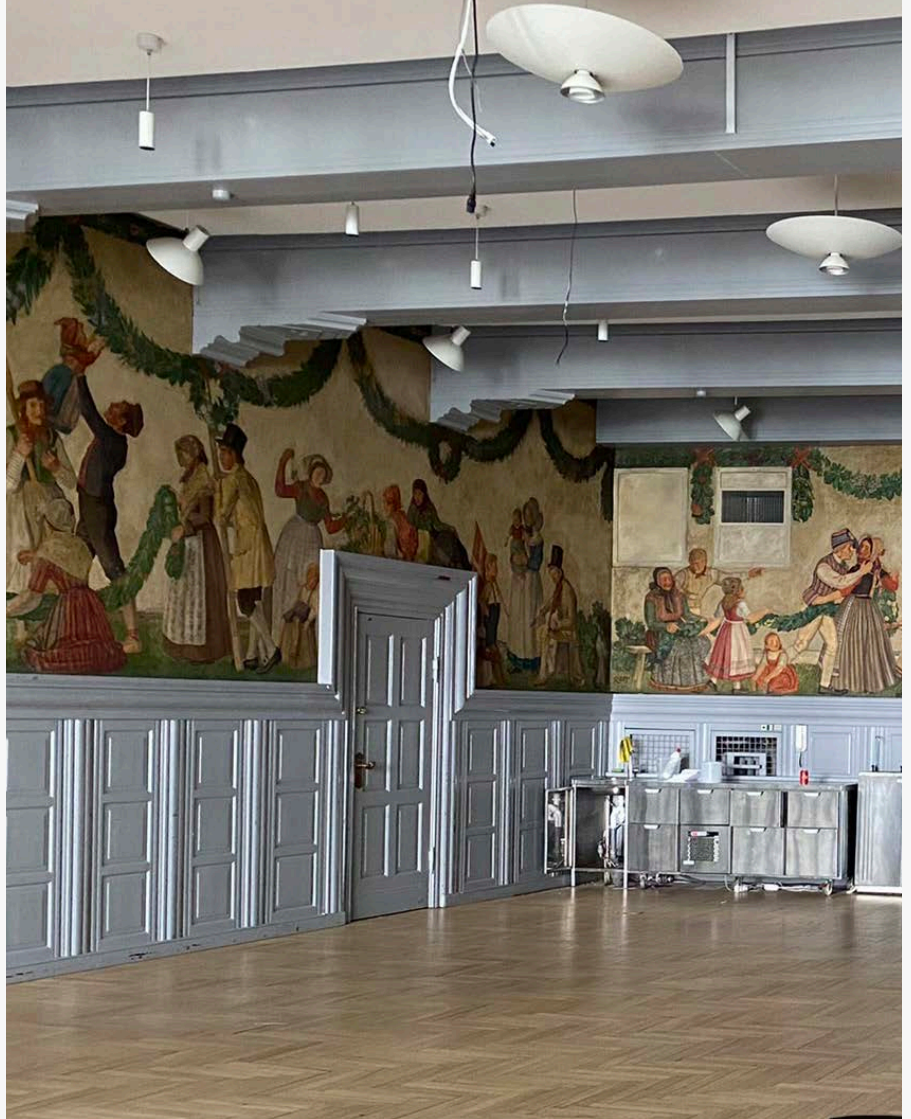
Grundtvigshus, originally constructed in 1909 was pioneering as the first building in Denmark with concrete floors, built as a hotel, meeting place, restaurant and a church. The property was purchased by Grundtvigshus PropCo; a sister company to Energy Machines and a leader in designing, implementing and operating integrated energy systems for buildings. The acquisition aimed to showcase Energy Machines' systems and make it a lighthouse project for green energy.

## Project Overview

Following Quantum's recommendation, the project started with the undertaking of an enabling works package which included the demolition of all non-load-bearing walls, ceilings, floors, and electrical / plumbing fixtures. The purpose was to identify key environmental and structural risks before commencing the design phase. A design and engineering team was procured to undertake and submit the building permit and develop a tender design. The building is designed to be converted into a high-quality, environmentally friendly office which includes flexible office spaces, meeting rooms, production kitchen area, roof terrace, restaurant, and shops along along the popular street Studiestræde. Most importantly, the buildings are to become a high-performance energy machine. They will produce, store, and reprocess their energy without connecting to district heating or cooling. The project aims to achieve a DGNB Platinum certification (Refurbishment), making it the first building in Denmark to reach such a benchmark.

## Key Constraints

Achieving DGBN platinum and introducing mechanical ventilation and energy systems into an existing historic building while working within the constraints of a fixed budget.

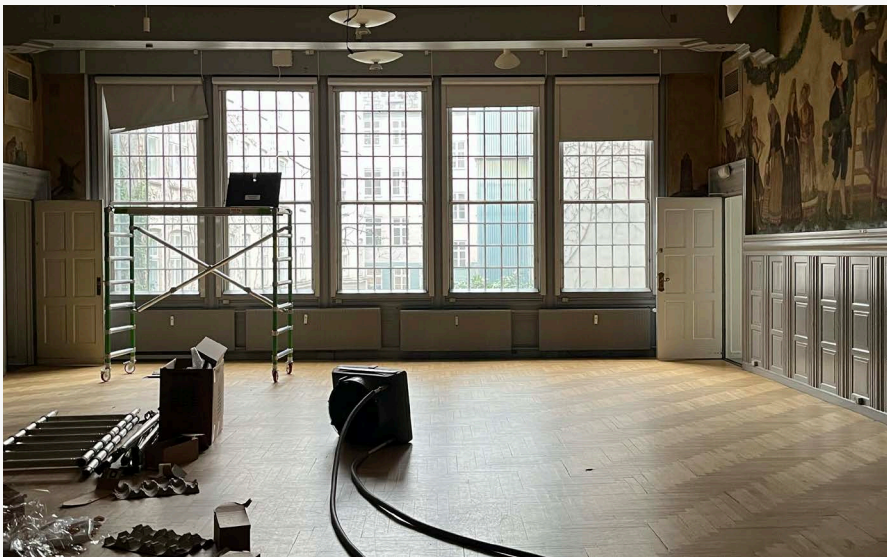




## Our Role

Quantum is acting as a Client advisor and provides full project and cost management services to the project.

- Project delivery strategy; establishment of procurement route for main project and recommendation and implementation of enabling works to de-risk main project design process.
- Project management of enabling works including establishing the scope, tendering, contract drafting, and managing the contractor incl. all contract administration.
- Establishment of the initial main project budget, developing the budget as the design progressed, and value management of the design process.
- Tendering, procurement, and management of the design team.
- Project and cost reporting on enabling works and main project.
- Establishing time schedule and monitoring and reporting of progress.



## Quantum Personnel on the Project

**Mark Schorah** — Client Advisor

**Ahmad Kaik** — Project Lead

**Daniel Payne** — Cost manager



# Novo Nordisk

Since 2023 Quantum is working both directly for Novo Nordisk and as a collaborator with the Engineering team on **3 different projects** in Denmark. Due to the NDA restrictions, we are unable to share project information but are able to explain the roles we are undertaking

## Quantum Personnel on Projects

Mark Schorah — Project controller

Ahmad Kaik — Scheduler

Daniel Payne — Cost estimator

### Cost Estimating

Providing cost plans for various projects from Conceptual Briefs to Detailed Designs

- Providing cost plans from Conceptual Brief to Detailed Design
- Identification of cost drivers and providing Value Engineering opportunities
- Undertaking benchmarking and detailed rate analysis
- Comparison of cost estimates with step-by-step movement analysis
- Costing of Novo Nordisk deliverables including internal staffing

### Project Controller

Being the internal Project Controller for Novo Nordisk on a +2b DKK project. This includes:

- Raising purchase orders
- Continued monitoring of actual costs against order values
- Controlling the change of management process
- Cost reporting on projects with detailed cash flow forecasts and analysis
- Reviewing and validating cost estimates provided by Consultants

### Time Scheduling

Novo Nordisk internal time scheduler for a +2b DKK project including:

- Establishment, tracking, and reporting of the main and detailed time schedules
- Establishment, tracking, and reporting of a design process schedule for the design time
- Establishment, tracking, and reporting of process and deliverables time schedule for all Novo Nordisk project responsibilities
- Close liaison with the Project Controller with the adoption of cash flow forecasting into time schedules

### Project Controls Processes

Establishment and implementation of a suite of project control processes. These include:

- Change Management process
- Risk Management with economic impact assessment
- Cost report format which is linked to the financial software used by Novo Nordisk
- Project reporting format included time vs. spend cash flow analysis

<b>Project</b>	Multiple Projects Pharma sector	<b>Value</b>	approx. 9 bn DKK	<b>Location</b>	Denmark	<b>Size</b>	approx. 15.000 m2	<b>Client</b>	FUJIFILM Biotechnologies	<b>Date</b>	from Aug 2020
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# FUJIFILM Biotechnologies

Quantum has supported Fujifilm Biotechnologies (formerly Biogen Denmark) on projects totalling approximately DKK 9 billion. Due to confidentiality, specific details cannot be disclosed, but key roles and responsibilities since August 2020 can be outlined.

## Quantum Personnel

**Adam W** – Project Controller  
**Jonathan D** – Procurement Manager  
**Gerry** – Procurement Manager  
**Laura P** – Project Controller  
**Monique R** – Procurement Manager

### Cost Manager

Delivery of a broad range of cost management services.

- Formed cost plans for generated funding applications for approval.
- Established and maintained project cost baselines and cash flow forecasts.
- Monitored expenditure against budgets and reported cost variances.
- Managed cost impacts of changes to support project decisions.
- Prepared regular cost reports for project governance and C-level stakeholders.

### Contract Manager

Preparing and executing contracts to protect FUJIFILM's interests and ensure reliable project delivery.

- Negotiated appropriate contractual terms and risk allocations.
- Identified and implemented partnering frameworks for long-term collaboration.
- Administered contracts in accordance with agreed terms and conditions.
- Controlled contractual change management and approval processes.
- Supported dispute avoidance and resolution processes.

### Procurement

Procurement support including global implementation of new commercial processes.

- Implemented projects' objectives, scope and execution strategy.
- Coordinated with Time Scheduler to establish key procurement milestones and lead in times.
- Collaborated with key stakeholders to ensure procurement progression in alignment with the Time Schedule.
- Reported progress performance and key risks to the Project Manager.

### Project Manager

Project management support for C-level management decision-making.

- Defined project objectives scope and execution strategy.
- Coordinated Time Schedule with key project milestones.
- Managed risks issues and stakeholder interfaces.
- Controlled project change governance and decision escalation.
- C-level stakeholder management and progress reporting.
- Led the commissioning of large-scale production facilities.

### Time Scheduler

Preparation of comprehensive time programmes and continuous monitoring against progress.

- Developed and maintained integrated project schedules across disciplines.
- Monitored progress and analysed schedule and critical path deviations.
- Established logical task progressions and aligned interfaces between contractors.
- Produced schedule reports and forecasts for management review.
- Identified opportunities to accelerate or mitigate delays.

# Danmarks Nationalbank

The renovation and restoration of **Arne Jacobsen's** iconic building for Danmarks national bank

Project Office renovation

Value +1.9b DKK

Location København, DK

Size 55.000 m<sup>2</sup>

Client Danmarks Nationalbank

Date 2021 – ongoing

Collaborator EKJ & Rørbæk og Møller



## Background

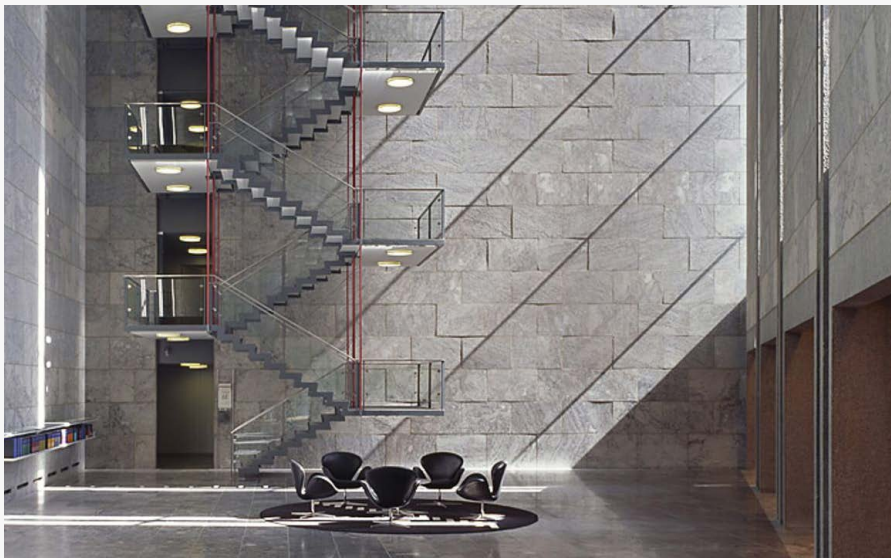
Danmarks Nationalbank's building at Havnegade 5 in Copenhagen is currently undergoing a major and necessary restoration and renovation. The aim is to preserve the building as part of Danish cultural heritage and to future-proof it as a workplace for Danmarks Nationalbank's employees. The work is currently estimated to last until 2028. This is the largest reconstruction project since the building's initial construction was completed in 3 phases between 1965-78 by Architect Arne Jacobsen.

## Project Overview

Quantum is engaged in this project working with the design consortium headed by EKJ and R-M. The project is a combination of three major sub-projects namely; restoration of the facade, securing the building against uplift, renovation, and restoration of the internal fit-out including removal of hazardous materials, repurposing of areas, and modernisation of technical services.

## Key Constraints

All aspects of the building are strictly controlled by the Danish Heritage Agency (slots & kulturstyrelsen and det saerlige bygningsssyn). This limits the flexibility in design as all materials, and design solutions including services and secondary support structures are to be preserved as an example of Arne Jacobsen's design. This requires flexibility and innovation from the team as modern installations and office requirements generally place very different demands on geometry and material performance.





## Our Role

Quantum provides cost estimation, cost reporting, risk evaluation, and procurement advice.

- Early stage cost planning. Quantum formed the earliest cost plans in collaboration with the designers and the client determining the scope and anticipated construction costs
- Capitalisation of identified risks in design and construction and interpreting the consequences against client contingencies
- Monthly cost reporting. Tracking construction cost fluctuations due to the development of the design, exceptional inflation, and changes in scope
- Other cost exercises, including evaluation of the cost impact of different DGNB strategies, and cost assessments of various design and value engineering options

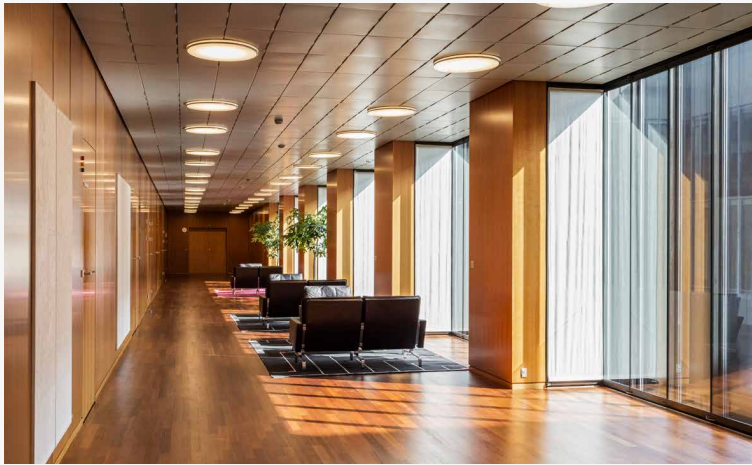
## Special Care

Being the country's Nationalbank, cost certainty and control are of paramount importance. Quantum has assisted both the Client and designers in determining a cost control strategy that is beyond industry-standard processes.

## Quantum Personnel on the Project

Jonathan Davies — Leading Cost Manager

Daniel Payne — Cost Manager



# Palads

Copenhagen most recognisable cinema, **reimagined** as a contemporary mixed-use destination while retaining its landmark identity.

Project	Cinema & Hotel	Value	Undisclosed	Location	København, DK	Size	14.500 m <sup>2</sup>	Client	Nordisk Film	Date	2025	Collaborator	Cobe, Buro Happold
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## Background

Palads is a landmark cinema in central Copenhagen, recognised for its distinctive façade and prominent urban presence. Nordisk Film initiated the project to secure the long-term future of the cinema through comprehensive redevelopment, while preserving its cultural identity amid sustained public and political scrutiny.

## Project Overview

The project involves retention of approximately 90% of the existing façade and the complete redevelopment of the building behind it. All internal structures are demolished, a new and deeper basement is constructed, and a modern, purpose-built cinema is delivered. The building is extended vertically to create a mixed-use development comprising cinema, hotel and ancillary retail, progressed through the lokalplan process.

## Key Constraints

The project is subject to exceptional public and political scrutiny due to its landmark status and central location. Key constraints include heritage requirements associated with façade retention, strict controls on height and massing, and complex construction logistics within a constrained city-centre site, while maintaining financial viability.





## Our Role

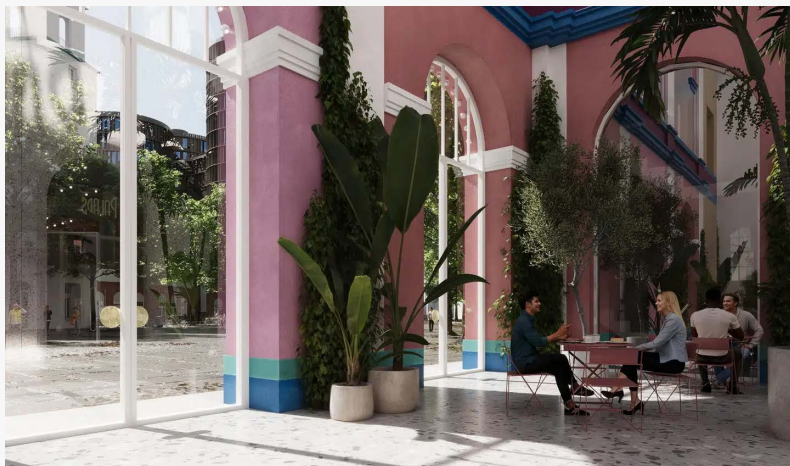
Quantum delivered two rounds of cost and feasibility assessment to test the client's initial scheme and a subsequent revision. The initial review demonstrated that the original concept was unlikely to meet the investor's target return, leading to the development of a more financially viable, sale-ready alternative scheme.

- Reviewing the baseline scheme, scope and feasibility assumptions.
- Leading workshops to align stakeholders on key inputs including construction strategy, material selection and delivery constraints.
- Producing a detailed cost estimate and supporting narrative for submission through the municipal planning (lokalplan) process and review with potential investor partners.

## Quantum Personnel on the Project

Mark Schorah — Leading Cost Manager

Elliot Sommer — Cost Manager



# Marienlyst Strandhotel

Marienlyst Strandhotel is located just north of Helsingør overlooking Kronborg Castle and is one of Denmark's **most famous** beachfront hotel locations.

Project	Hotel build	Value	150 Mio DKK	Location	Helsingør, DK	Size	3000 m <sup>2</sup>	Client	Midstar	Date	2022 – ongoing
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## Background

The property was built in 1861 and was later remodeled and extended several times. Midstar purchased Marienlyst Hotel in October 2019. At the time of purchase, the hotel had 227 rooms, 19 conference rooms, two bars, two restaurants, a large Spa, and a Casino, and was voted Denmark's best conference venue and spa in 2019.

## Midstar is undertaking 4 projects to improve the property further

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Construction of a new wing with 40 connecting suites and an additional conference floor that can cater up to 225 guests

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Extension on the original 1861 part of the property with the creation of 12 additional hotel rooms

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Construction of 2 new outside pools with a large terrace and bar

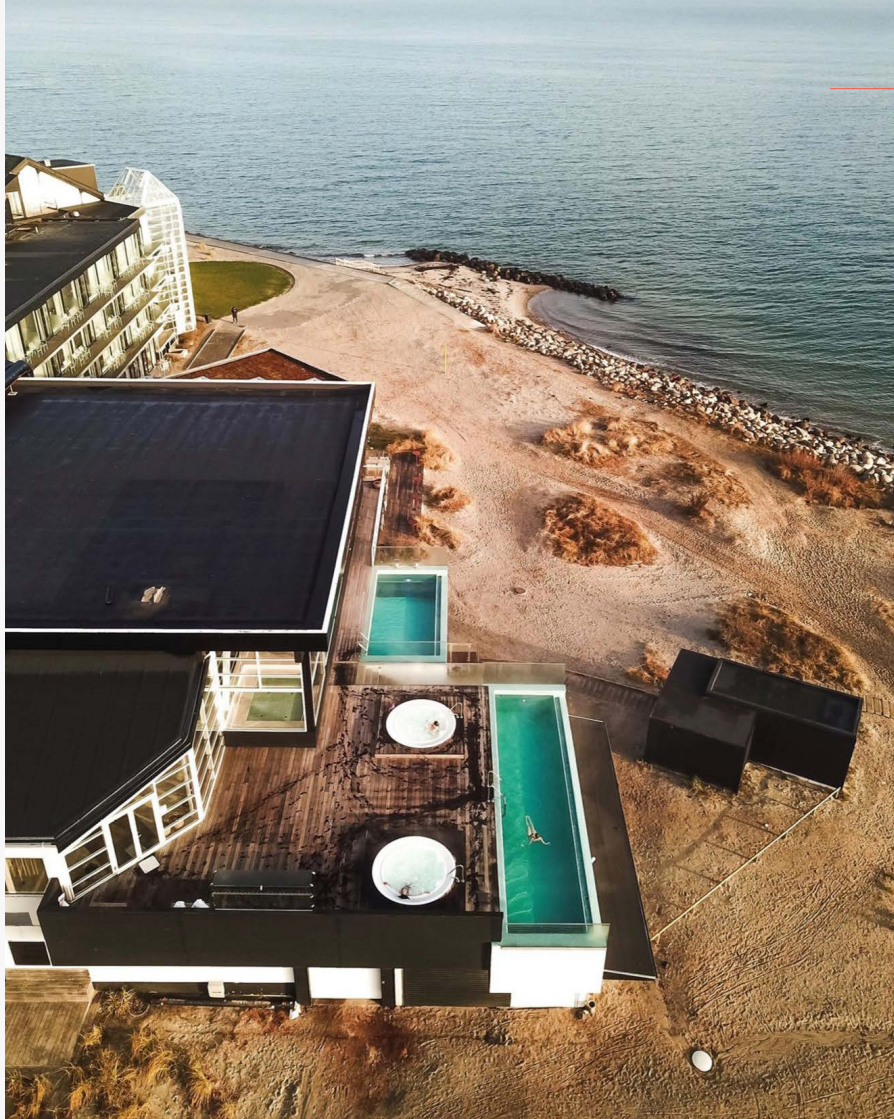
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Construction of an Orangeri with an internal pool to increase the capacity of the spa

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## Key Constraints

It was of great importance to limit disruption to the operations during the projects. Communication between the main stakeholders; Midstar, Operator, and Contractor has been a key factor in ensuring the successful delivery of the projects.





## Our Role

Quantum entered the project to assist with the handover and completion of the New Wing. Quantum's role has grown to now include

- Developing delivery strategies for the projects and agreeing on these with all stakeholders
- Lease agreement, amendment documentation including control documents defining how projects would be delivered
- Management of procurement processes. Contract admin and project monitoring
- Implementing a robust change control management procedure, quality assurance, and handover procedures
- Assessment of contractors final account claim and assistance with negotiations



## Status

The new wing and 1861 wing extension have been completed and are operational, the external pools and Orangerie projects are within the planning and design phase.

## Quantum Personnel on the Project

Mark Schorah — Client Advisor

Ahmad Kaik — Lead Project Manager

Laura Pons Garcia — Project Manager

# Grand Joanne

A magnificently beautiful, **newly restored** 1800s building in the vibrant district of Vesterbro, Copenhagen

Project	Hotel renovation	Value	150 Mio DKK	Location	Copenhagen, DK	Size	6500 m <sup>2</sup>	Client	Midstar	Date	2021 – 2023
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## Background

Originally built in 1892, Grand Joanne has functioned as a hotel for more than 70 years, and in 2021 it underwent a complete renovation. The hotel was re-branded and launched as "Grand Joanne"; a bespoke lifestyle hotel and was raised from 2★ to 4★.

## Project Overview

The project included the renovation of all existing 160 guest-rooms, construction of 3 additional penthouse suites, a rooftop bar, re-configuration of the ground floor with the relocation of reception, restaurant, lounge/bar, and kitchen, and bought into use the previous non-utilised basement areas which were converted into meeting rooms and a gym. In addition, all technical services were fully replaced including the integration of mechanical ventilation and cooling with heat recovery.

## Key Constraints

Works on site started in January 2021 navigating the Covid pandemic and then disruption from the war in Ukraine. Despite this, the key constraint was the condition of the existing building which required significant additional structural remedial works.





## Our Role

Quantum has acted as a Client advisor and provided full project and cost management services from the inception of the project to completion. Our role has included

- Undertaking initial viability and option study reviews
- Establishment of initial project budget
- Assisting in a design pitch competition and developing the project brief with the interior designer
- Contract drafting and negotiations with the Total Entrepreneur. We also tendered, awarded, and managed a number of Client supplier deliveries such as kitchen, bar/ sound equipment, and FF&E
- Implemented a handover procedure for the project and assisted with the coordination of staff training and the opening of the hotel
- Closed out all contracts including reviewing a number of claims from the Total Entrepreneur before assisting in reaching an amicable settlement

## Quantum Personnel on the Project

**Mark Schorah** — Project Lead & Cost Manager

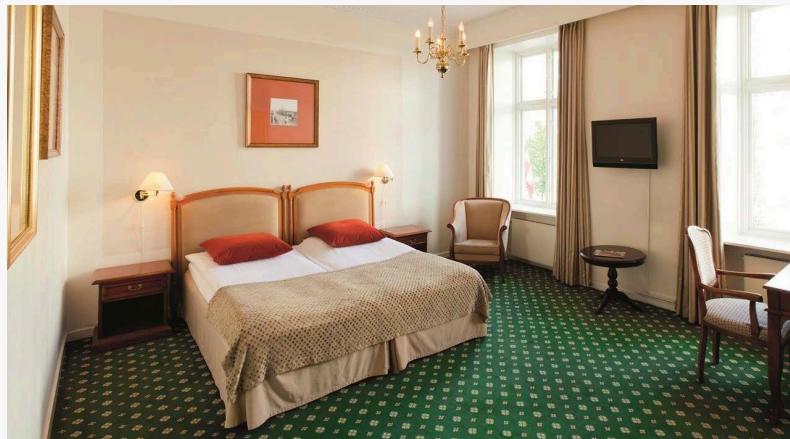
**Thomas Noer** — Project Manager

**Laura Pons Garcia** — Project Manager



GRAND JOANNE

BEFORE





# Admiral Hotel

An iconic hotel in the heart of Copenhagen just a tiny step away into the serene, residential embrace of Frederiksstad

Project	Hotel renovation	Value	125 Mio DKK	Location	Copenhagen, DK	Size	1750 m <sup>2</sup>	Client	Midstar	Date	2021 - ongoing
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## Background

Admiral Hotel is a carefully restored warehouse on Toldbodgade which was originally built in 1787. Midstar purchased the property in 2019 and concluded a room renovation project of all 366 rooms in 2020.

## Project Overview

Midstar is currently embarking on a renovation project for the ground floor, which encompasses all public and back-of-house areas with the aim of shifting the hotel into the leisure lifestyle market. There will be a complete re-modeling of the ground floor with the reconfiguration of the current layout to allow for the creation of new outlets including a new pavilion restaurant, main restaurant, bakery, living room bar, outside pool, gym, meeting rooms, reception/lounge and hard/soft landscaping. The project will also see the replacement of a ventilation plant and the incorporation of a heat recovery system.

## Key Constraints

The hotel will remain open while the project is undertaken. Great care, planning, and consideration have been taken to limit disruption to operations while renovating the heart of the hotel.





### Our Role

Quantum is acting as project managers and cost consultants, our role includes

- Establishing a delivery strategy for the project with procurement route, time schedule, and phasing strategy to ensure the hotel can remain open
- Procurement and management of the design team from initial concept through to construction design
- Providing technical and building advice on proposed solutions including reviewing the impact on existing hotel services and infrastructure
- Tendering of project, both the main contractor on an AB basis and specialist suppliers such as the kitchen and bar equipment
- Lease and Development Agreement drafting support between Midstar and a new operator. We created relevant schedules to the agreements and advised on the practical workability of agreements

### Quantum Personnel on the Project

**Adam Wrighton** — Project Lead & Cost Manager

**Laura Pons Garcia** — Project Manager

## Our Role **Going Forward**

Our role is on-going with work due to commence on site on November 23 and be complete on March 25. Quantum's role going forward includes

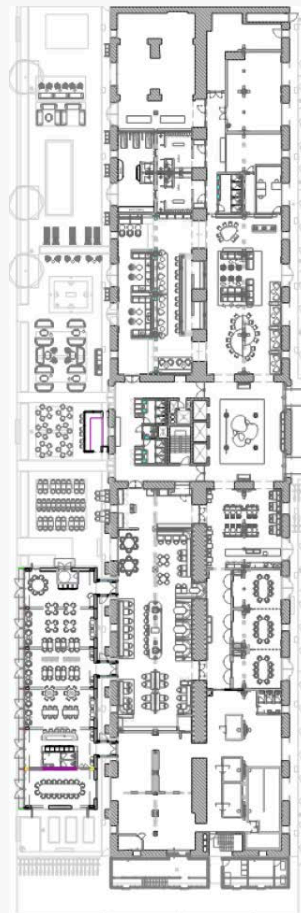
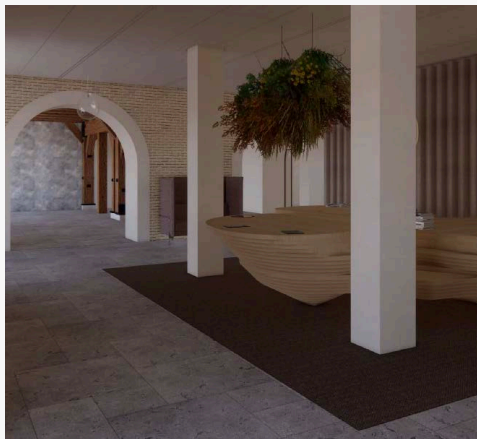
- Managing the conclusion of the contraction design process, Contract negotiations and placement of all contracts
- Act as Midstar's advisor and Project Leader in the delivery phase
- Undertake contract administration for all construction contracts and the Development Agreement between Midstar and the Operator
- Implement a change management process for the project
- Managing communication and co-ordination between the contractor and operations team.
- Project reporting including responsibility for cost control





ADMIRAL HOTEL

FUTURE



# Thor Substation

Project	Thor Substation	Value	NDA	Location	Thorsminde, West Coast DK	Client	MT Hejgaard	Date	March 2022 - Present
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## Background

THOR Onshore Substation to 1GW offshore Wind Farm  
- Denmarks Largest offshore wind farm providing Green electricity to one million danish households.

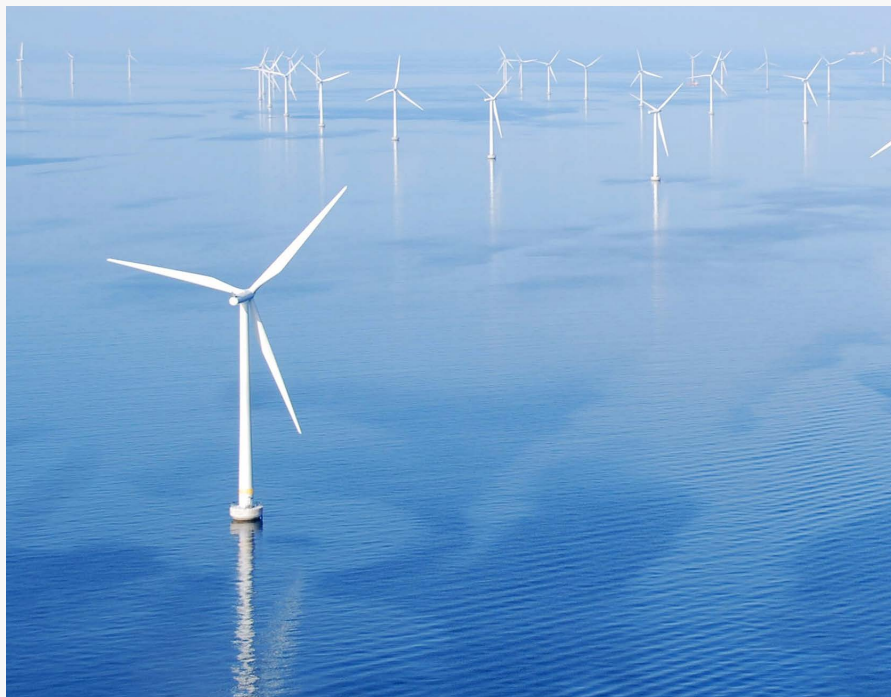
## Key Constraints

Understanding and administration of a complex bespoke contract, operating under FIDIC Yellow Book principles, for a project located in Denmark and Governed by German Law.

## Our Role

The role is ongoing, providing Commercial Management advice to the Civil Contractor for the onshore substation phase of the THOR Wind Farm based in Denmark. This role has been carried out from the Tender Phase, up-to the current execution phase including:

- Responsible for negotiation of Conditions of Contract, Early Works Agreement, Consortium Agreement and Pre-Bid Agreement
- Creating the overview of complex Liability scheme for presentation to Contractors Senior Management for approval
- Coordinating with local (Danish) council to review and understand the contractual risks on operating a project in Denmark under German Law to advise senior management





- 
- Early stage contractual risk assessment and cost allowance register for Contractors Tender
- 
- Cash Flow assessment and planning based on negotiated Payment Milestones
- 
- Management of project commercial team and project setup, inc. contract administration and payment applications to Employer
- 
- Attending design meetings with development teams to provide advice in relation to employer's requirements and potential cost implications or change management procedures
- 

## Quantum Personnel on the Project

Edward Vella — Commercial Manager

# ENDK Framework

Project	ENDK Framework	Value	NDA	Location	East & West Regions in DK	Size	HVAC substations 132 kV & 150 kV	Client	MT Højgaard	Date	Nov 2022 - Present
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## Background

The tender concerns the establishment of two strategic partnerships for works, services and supplies related to the Danish electrical infrastructure for HVAC Substations within 132 and 150 KV power range, respectively. The scope of works for each partnership will primarily include project execution according to turnkey principles for new investments, reinvestment and refurbishment of HVAC Substations, but will also include separate supplies and services. This is currently proposed over a 8-year Framework Agreement.

## Key Constraints

Providing a compliant tender in accordance with the EU Tender Rules. Working with Mandatory requirements to find contractual alignment between the Client and the Contractor for the proposed Framework agreement and individual project agreement contracts.

## Our Role

An ongoing role working with the Civil Contractor to prepare working through the 4 separate tender phases conducted over a year-long period with multiple stakeholders.

- Review and negotiate for: bespoke framework agreement contract, project delivery contract templates based on FIDC 2017 principles (with amendments), Consultancy Agreement and Pre Bid Agreement between partners.
- Working with Legal and Management teams to review tender reservations to ensure a compliant tender was submitted from a legal position.
- Creating the overview of complex Liability scheme for presentation to Contractors Senior Management for approval
- Early stage contractual risk assessment and cost allowance register for Contractors Tender

## Quantum Personnel on Project

Edward Vella – Commercial Manager



# **Expertise Showcase Data Centres**

# What our Team Can Bring

Quantums team members brings a wealth of experience and have played integral roles in delivering successful large and hyper-scale data centre projects throughout their careers.

While these projects were finished during their previous employment, we highlight them here to exhibit the capabilities and expertise that we will bring to our clients.

We look forward to bringing the same level of professionalism, knowledge, and dedication to your construction projects.



Project	Hyperscale DC	Team members scope	Civil works	Location	Odense, DK
Date	2017 – 2019	Team Member	Edward Vella		

# Odense DC Campus – Phase 1 & 2

## Carrying out activities for

- Site Enabling & Earthworks
- Concrete Foundations (underside slab)
- Underground Utilities

## Status

Project Handed over to Client 2019

## Contract

Amended AB92, Fixed price

## Team member's role for the Contractor

- Commercial setup and management of high-value contracts, including managing high-value subcontract accounts, performing Interim Valuations, and Final Account negotiations
- Managed project commercial team, reporting commercial performance, cash flow, and risk
- Performed Contract Administration skills, effectively managing the change management processes and providing detailed monthly reporting to the GC
- Managed contentious matters, successfully defending against various Contractual Claims brought by a Subcontractor, whilst ensuring the works were progressed to ensure Handover to the client on time



Project	Hyperscale DC	Team members scope	Full project	Location	Aabenraa, DK
Date	2018 – 2019	Team member	Edward Vella		

# DC Campus – Enabling Phase

## Team member's role

Responsible for Pre-construction and Construction support to the client

- Led commercial team to negotiate, secure and raise purchase orders for contract packages based on GMP allowances within the contract, procuring packages for [Site Enabling](#) · [CSA](#) · [MEP](#)
- Evaluate subcontractor tender submissions including preparation of contract documentation together with holding pre-commencement meetings with contractors and designers
- Facilitated commercial meetings direct with client representatives on budget and procurement status
- Reviewed and contributed to the drafting of the Contractor General Requirements
- Prepared commercial templates and set up upstream and downstream change order process

- Identifying and forming financial strategies for projects alongside client's procurement team and providing lessons learnt feedback to enhance future project execution and tenders

- Negotiated with client's procurement team for transfer of scope for the Owners Provided Equipment for Substation Area to the GC

## Status

Project Handed over to Client 2019

## Contract

Amended AB92, Guaranteed Maximum Price (GMP) for all data centre packages

<b>Project</b>	Colocation DC	<b>Team members scope</b>	Civil Works	<b>Location</b>	Ballerup, DK
<b>Date</b>	2020 – 2022	<b>Team member</b>	Edward Vella	<b>Size</b>	14.4 MW

# CPH 3 Data Centre

## Carrying out activities for

- Shell & Core
- Underground Utilities
- Earthworks

## Contractor's role

- Delivered and installed 14,000m<sup>2</sup> of prefabricated Filigran Wall Panels
- Installed 4,347m<sup>3</sup> raft foundation in 25 hours = 173m<sup>3</sup>/h which was likely to be the biggest concrete pour carried out in Denmark in 2021
- Handled up to 230,000 Tons of soil and installed circa 2500m of sewer pipes from Ø110mm-Ø2000cm

## Team member's role for the Contractor

- Responsible for Tender Submission, Commercial setup, Overall Project Budget, and Contract Negotiation
- Management of project commercial team and direct contact with General Contractors Commercial Director
- Prepared and submitted progress applications to the GC, ensuring accurate reporting and efficient management of subcontractor accounts and variations
- Implemented Contract Administration requirements and effectively managed the change management processes
- Managed contentious matters, proactively securing settlements between parties to mitigate disputes and maintain project momentum.

## Status

Project handed over to Client 2022. The Project Team received Finalist Award for 'Construction Team of the Year 2023' from the Danish Data Centre Industry Awards.

## Contract

Letter of Intent/Bespoke Construction Contract, Fixed price.



“ Industry  
experts at  
your call



# Let's Work Together

For more information  
feel free to connect with us

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