

**We translate  
thoughts into  
form and emotions.**

**beamm.**



**beamm.**

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# **Structured, Clear, Creative and Independent.**

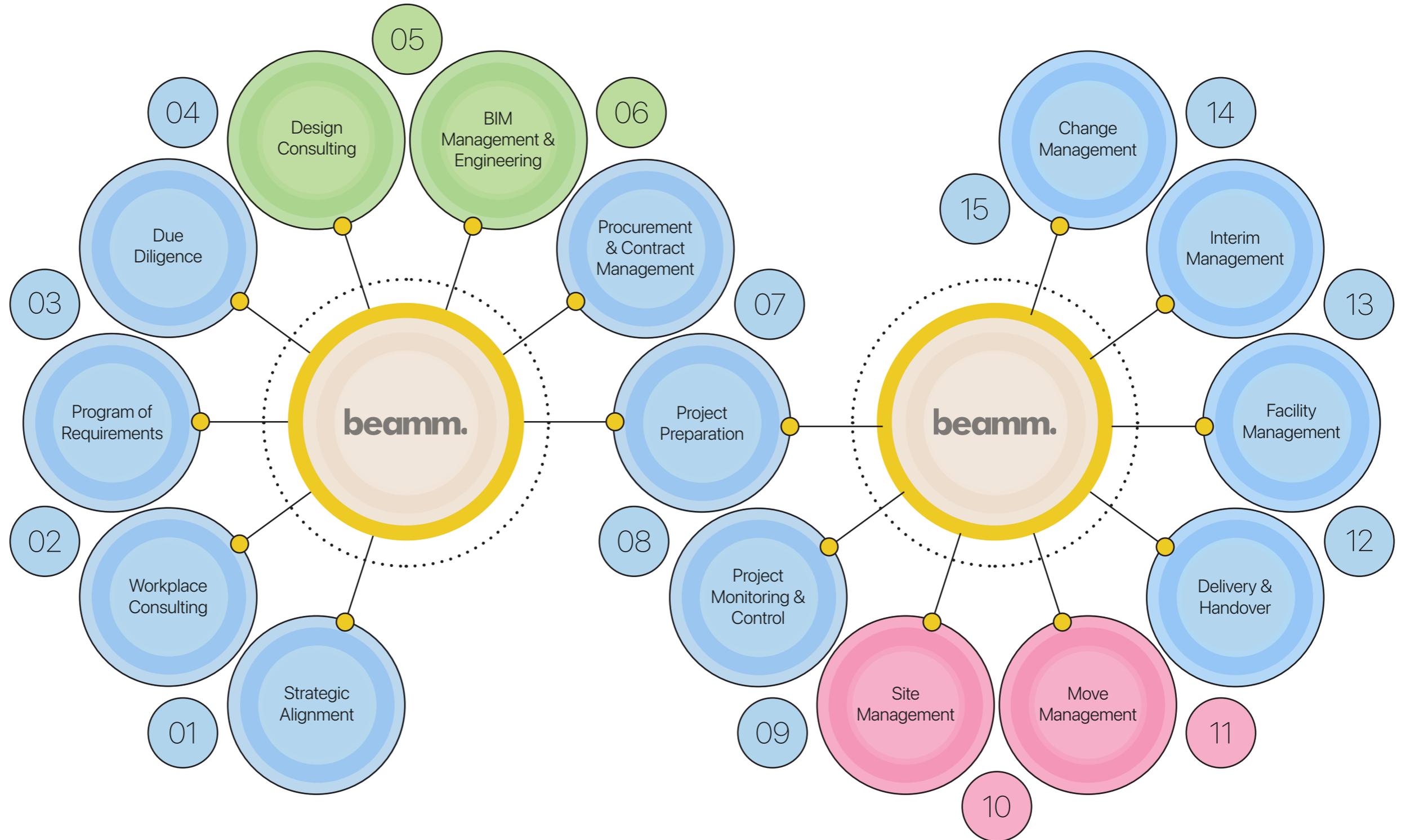
Meet Beamm, driven creative professionals who, by means of positive impact, solve your real estate questions and translate ambitions into work environments.

A misty landscape with a river and two boats. The scene is hazy and atmospheric, with a large, bright light source in the upper left corner. The river flows from the background towards the foreground, where two small, dark boats are visible. The surrounding hills and vegetation are shrouded in mist, creating a sense of depth and tranquility.

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From the established and static environment, to an experience that merges with expectation.

# Our Skills



# 01 | Strategic Alignment

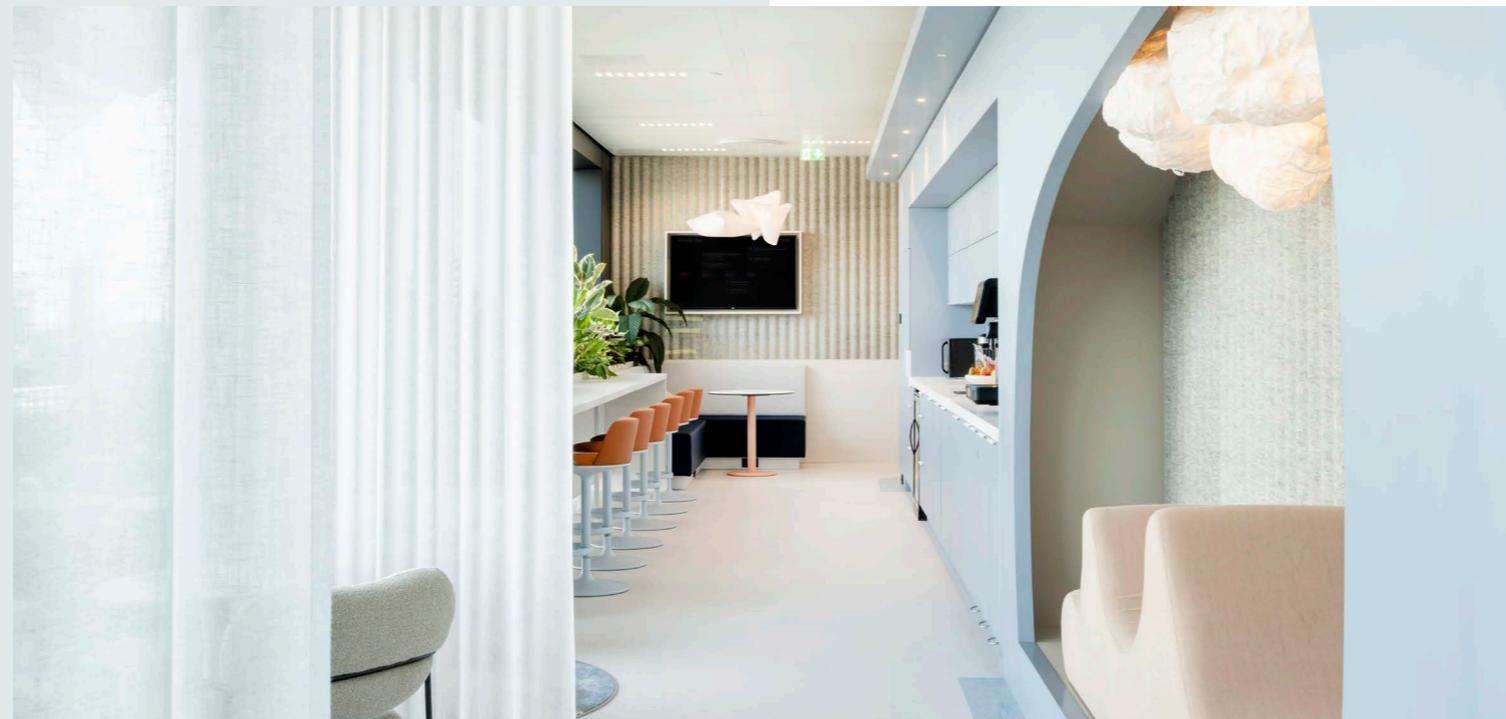
A decision on (re)accommodation is often triggered by external factors such as an expiring lease contract, a growing or shrinking organisation. These factors are often time-critical and tempt short-term thinking which, in our experience, does not sufficiently take into account where an organisation is or would like to grow towards in the next 5 or 10 years.

To define the dot on the horizon, we always start by retrieving the vision. We challenge our clients to take a critical (and long-term) look at their organisational goals in relation to accommodation. If we find any discrepancies, we will search for common ground together, which will serve as a basis for the integral approach to accommodation. The added value we give to this is that, in this way, housing becomes a means to achieve organisational goals or to contribute to their acceleration.

“TO DEFINE THE DOT ON THE HORIZON, WE ALWAYS START BY RETRIEVING THE VISION”

We make the integral approach to accommodation measurable by defining qualitative and quantitative preconditions, which can be used to objectively assess the success of the result. By focusing on the translation of the organisation’s strategic objectives into housing, we lay the foundation for the next steps in the

process. The established strategic starting points serve as a baseline for drawing up a schedule of requirements, the workplace concept and the assessment of intended locations. This prevents a location choice being made on gut feeling alone, and the commercial analysis by the broker is a substantiated piece on the previously set starting points. This also prevents possible noise during the selection and development process because the common ground has been formulated with all parties involved, everything can be reasoned back to the starting points we have formulated together.



# 02 | Workplace Consulting

In many building projects, only the architecture and technical execution are initially considered. Users’ wishes, on the other hand, are often asked too late or not at all. In addition, mega-trends such as globalisation, digitalisation, individualisation, mobility, urbanisation and the knowledge economy are causing fundamental changes in the working environment. Modern working therefore requires flexible structures and further development of existing workplace typologies. We follow these trends closely and do not understand terms like “the new way of working” very well. Every company is unique and related to a sector with corresponding

processes and culture, the needs of the employee should be considered.

In the process of creating a workplace concept, our Workplace consultants not only include the management, but our motivation in particular is to create support at all levels of the organisation. We do this by organising workshops for specific departments or project groups, taking occupancy rate measurements in the current environment(s) and conducting interviews to gain a comprehensive insight into needs, perception and expectations.

What we ultimately deliver is:

- A transparent report in which we specifically advise on space utilisation and need.
- A clear spatial schedule of requirements based on headcount, from which a metric requirement emerges.
- Spot plan at departmental level (if a building, floor or building section is already known)
- Test fit (if a building, floor or building section is already known)

By properly going through the workplace concept in advance of your site analysis, you will know almost certainly how many m2 of classifiable space you are going to need to accommodate your needs. If you start doing this after your Due Diligence, you run the risk of having a mismatch between the volume leased and the need from the organisation.

## 03 | Program of Requirements

We regard the Program of Requirements (PoR) as a written collection of demands and wishes with regard to a group of people to be (re)housed in a building or space. The purpose of a PoR is to define together in advance the preconditions and limits for our client. The "requirements" are the criteria that must be met, the "wishes" are the criteria that are expected to be met as much as possible.

Depending on the type of assignment, a PoR can be divided into different phases such as, for example, a programme for the spatial, functional, qualitative and technical requirements to be met by a building or space. In addition to the design principles, this PoR therefore forms the substantive basis for the tender to select a new or existing building and provides frameworks for the following components:

- Description of the project context with organisational components, starting points and (external) preconditions for the accommodation, vision and principles of the project
- Spatial and functional aspects are described and schematically represented.
- Description of qualitative requirements per function or department
- Security and safety requirements with regard to
- Building requirements
- Installation requirements
- Data telecom and communication

For Beamm, the PoR also helps to estimate what (investment) costs the intended project will entail.



## 04 | Due Diligence



In times of increasing cost pressure with a shortage of property supply, more and more attention is being paid to existing properties. In this case, a corporate broker can help in selecting a number of properties for shortlisting that meet the initial criteria from the client's need.

Whereas the broker will focus mainly on the negotiations with regard to the lease, we translate the properties into a clear due diligence report. In this report, we look at all aspects of the building and our client's requirements, such as: building information and building infrastructure / floor space and occupancy rate / location and facilities / sustainability / building layout and lay-out / walls, floors and ceilings / building facilities and services / installations, cabling and alarm systems, etc.

Following this, we can develop scenarios that we examine for their suitability for implementation. We then assess different implementation models in a sensitivity ana-

lysis and draw up a transparent ranking list. Here, we also take into account different implementation concepts (e.g. whether or not implementation is possible while maintaining full operation), investment costs, operating costs, logistics and timetable implementation. The scenarios are incorporated into economic feasibility studies, which also examine market value considerations and different financing instruments (e.g. full lease, sale and lease back, as well as equity or borrowed money financing). We summarise all this information in the form of easy-to-understand, transparent decision models.



## 05 | Design Consulting

We have extensive experience in interior design and workplace environments and add value by providing independent advice on all aspects of workplace concepts, interior design and corporate design from the initiation phase. At the same time, we look ahead to see which choices may affect manufacturability, financial feasibility and operating consequences by establishing project parameters and objectives for the client's (re)development strategy at an early stage.

We always offer design and management solutions from our own team. Our design consultants speak the same language as designers and can translate designs for project management and execution while maintaining the aesthetic value. Depending on the specifics and complexity of the project, we engage external (interior) architects from the market.

We provide:

- Assessment of design and fit with client and project identity.
- Corporate design and brand design consulting.
- Design implementation of redevelopment concepts in feasibility studies.
- Assessment/evaluation of design concepts and design strategies.
- Assessment of design enquiries based on functional use, technical feasibility and financial viability.
- Preparation of Design Guide Lines.



The potential lies in the process where we can respond to the implementation of design issues, we also offer only one point of contact in the design process which then connects to the subsequent project management phase. We see Design Consulting as an initiator and integrator for engineering, consultancy and management services, thereby also securing projects through the emotional level.

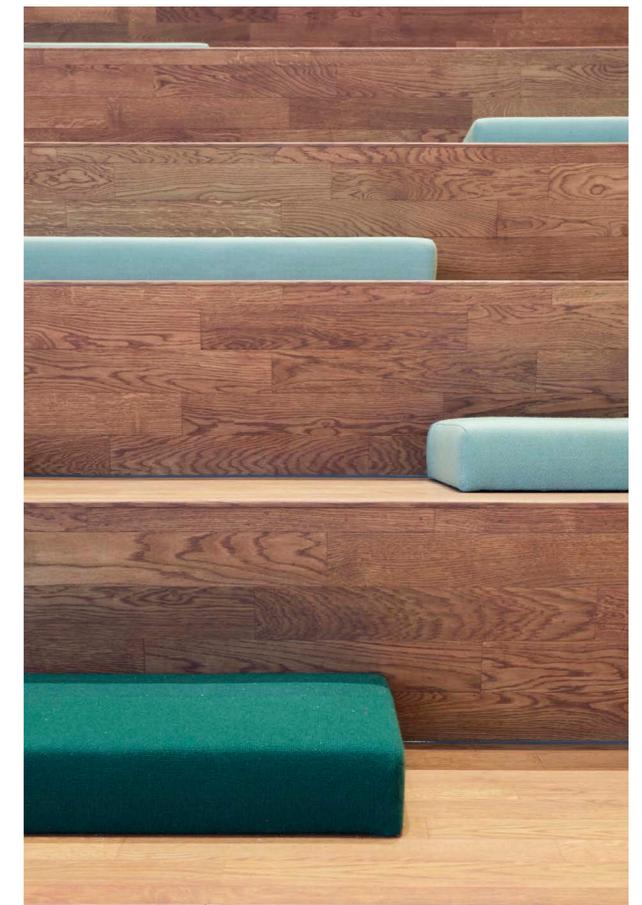
## 06 | BIM Management & Engineering

Building Information Modelling (BIM) is currently revolutionising planning and construction processes, and is a way to help the construction industry meet the latest challenges. It involves bundling digital planning data into a single system, allowing buildings to be completed virtually before proceeding to physical construction in concrete, steel and glass.

BIM describes a holistic digital planning process that connects all planners in a single network. BIM planning uses a database to connect information such as space plans, dimensions, quantities, item descriptions, right down to costs. At the same time, BIM is also a new form of interdisciplinary teamwork (collaboration). A virtual model serves as the basis for the building or infrastructure under construction. The BIM method strives to provide an accurate prediction of performance, allowing the economic and environmental impact of the project to be assessed and optimised. In short, at the end of the process, the client receives an exact physical version of what we originally showed him in digital form.

Our specialists not only know BIM inside out - they are also extremely familiar with your core business and the processes in your sector. We do not sell software - we give independent advice on possible solutions. The only criteria for selecting the right BIM software are your requirements! From the start, Beamm's BIM experts also ensure that your data is usable

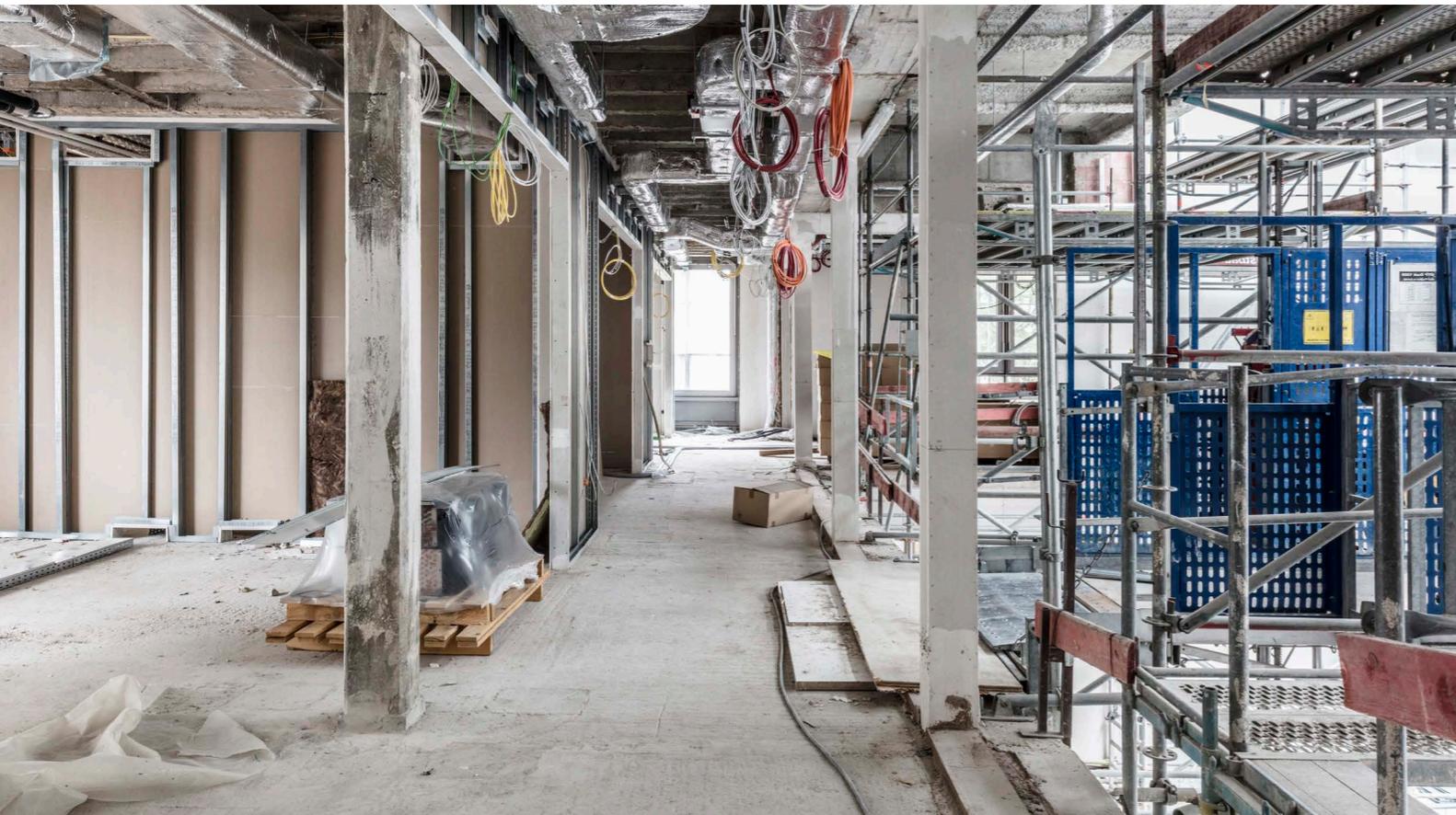
and available at every stage to help you make money, both during your normal operations and in subsequent applications. Having worked on countless BIM projects, we have the experience to know what digital collaboration means when it comes to project teams working together. You therefore benefit from a combination of BIM technology, BIM methodology and goal-oriented processes.



## 07 | Procurement and Contract Management

Transparent and structured, this is also how we view the procurement process. After sending out a tender package, we receive offers from all disciplines for all specific components. Our experience has taught us where the nuances are and how to compare apples with apples. Despite having worked with some suppliers for years, we continue ask critical questions and keep each other sharp. We have focus on savings and assess feasibility, sustainability, reliability and, of course, quality and price. If a

supplier gives us a discount on the basis of a relationship or for other reasons, we see this as a saving on our client's project budget. After assessing the tenders, we give advice based on our findings on all components and leave the choice to the client.

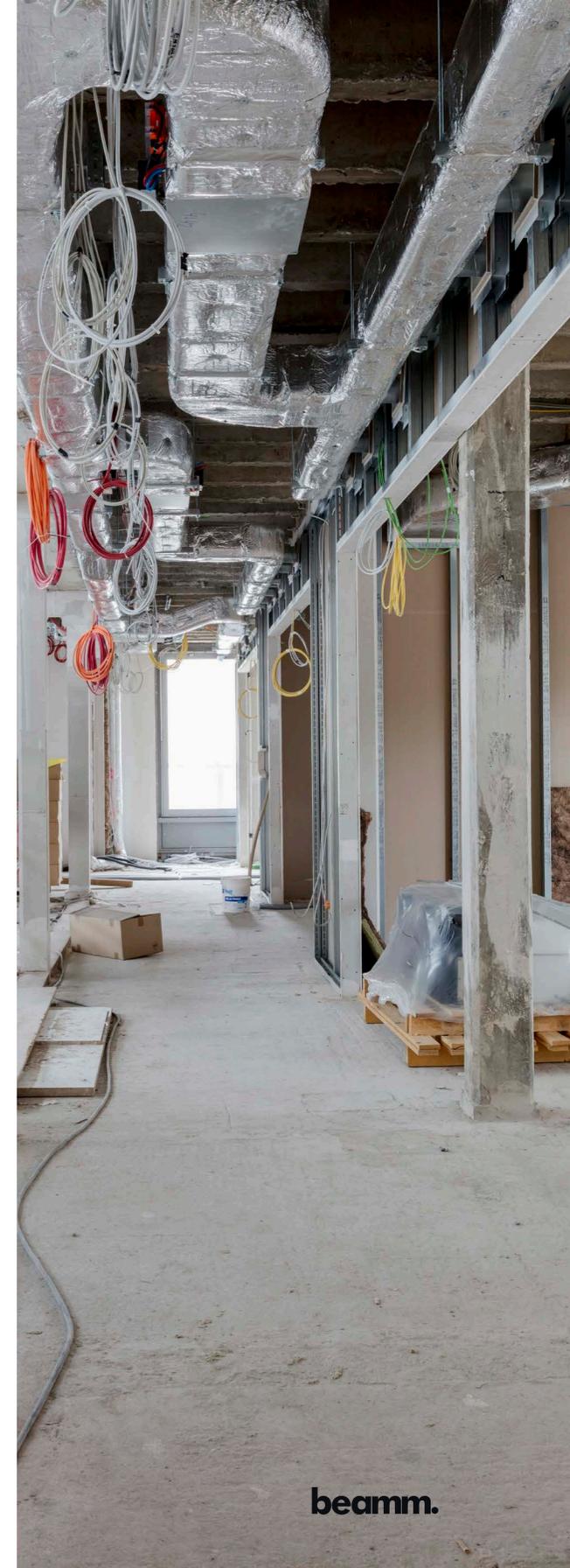


## 08 | Project Preparation

In fact, the first phase of a project determines the success of the entire process. Any fallacy made at this point can only be corrected with cosmetic adjustments or financial negative consequences later in the process. Only the right strategy leads to the proper and successful progress of a project. Whether this concerns user processes or a design proposal, a project organisation or the selection of the right people in it, a planning procedure or an award model, wrong fundamental decisions can have disastrous consequences for the project and the client.

This is why we at Beamm believe that focusing on processes, planning and construction at an early stage is important in order to give our client the best advice. Moreover, we believe that this stage should not be affected by time constraints or unresolved issues regarding core processes or business models.

For this reason, we always first analyse your question and draw up a project assessment. We examine whether the programme can be implemented within the intended objectives (costs, timelines, quality) in the form of a feasibility study. Starting with a coordinated definition of objectives for programme areas, quality, costs and schedules. Thereafter, our consultants develop a project strategy and advise on the possible use of Building Information Modelling (BIM) so that during implementation no more issues arise regarding previously made decisions.



## 09 | Project Monitoring and Control

As a professional 'temporary' project department, Beamm supports clients during the duration of a project by taking on all tasks that can be delegated. Our skills and experience help protect clients from unexpected surprises. On the one hand, our project control services provide the client with professional support on the key issues of planning, cost and quality, as well as help with organisational matters. At the same time, the client's representatives retain the control function.

In Project Management, Beamm takes over the steering function from the client towards the project participants. As a rule, the client transfers the delegated functions that it normally performs itself. In most cases, this option is used for more complex projects, or for clients that do not have the required management expertise, or insufficient (internal) capacity.

At the Project Management Office (PMO) service, we work in integrated teams with the client, taking responsibility for higher-level control and reporting of overall project execution. We control planning using so-called agile planning processes, while strictly focusing on profitability during the process and applying value engineering to find the best solutions. We keep costs and schedule low through strict control, but always ensure that quality standards are maintained.



## 10 | Site Management

A site manager (or Construction Manager) at Beamm is the person responsible for construction management of the project at the construction site.

The site manager has focus on planning and quality of the project, and limits delays or problems during the execution phase. A site manager is responsible for managing quality control, HSSE (health, safety, security and environment) and the dealings with all involved disciplines. The site manager ensures that the shop drawings have been checked and are available to all

parties, that materials are delivered on time and that the desired, necessary and required facilities are available on site.

The site manager is involved in the initiation and planning phase of the project, especially for the commencement of work on the site. In addition, the site manager is responsible for managing the communication flows between all parties involved in the execution of the project on site. The Beamm site manager is accountable to the project manager of the project.



## 11 | Move Management

Organisations are dynamic entities that sometimes need to scale up or down due to acquisitions, renovations or external economic influences. But when you have to move, also consider the day-to-day activities of users. Facilities organisations will face a relocation of individuals, departments or the entire sites somewhere along their timeframe. Many organisations are unaware of the impact this entails. The first step is to get an understanding of an organisation's relocation management

process, defining all the intended actions and risks involved. At Beamm, we understand the end-user and the processes needed to keep downtime as low as possible. We coordinate between IT, HR, the internal facilities organisation and all externally involved disciplines. We manage communication to the end user and control the processes locally so that when we close the door and turn off the lights, there is an environment that is ready for use.

## 12 | Delivery & Handover

In this final phase of the implementation, we ensure that all expectations regarding quality and scope of the contracted disciplines have actually been met. Together with the suppliers concerned (and, if desired, the client), we physically visit all delivered components and spaces to check whether what has been promised has actually been delivered and meets the expectations as agreed between us beforehand and during the execution. During this "delivery" per discipline, we provide a digital report of all findings that still require attention and ensure that they are actually carried out. If so-called remaining points arise, we discuss with the supplier a time schedule in which these need to be resolved and then continue with another delivery session with a corresponding digital report. We keep repeating this process until all issues are 100% delivered.

After delivery, we take care of a complete package of manuals, warranty certificates, contacts per supplier, reports, drawings, permits and all other possible documents and files that we have had the pleasure of managing during the entire process. The handover will then usually consist of a download link that will be sent by email to the assigned person or department. We checked the folder structure and structure of the documents we provided and managed throughout the process. At the handover, we will also provide an explanation of where which information can be found.



## 13 | Facility Management



Regardless of their type or function, all buildings are designed and constructed with a particular purpose in mind, and operated over a long period of time with changing requirements. This is true regardless of whether the building in question is an investment or a source of income, or is intended to be used by its owner to support a company's core operations. Facility Management Consulting focuses on the three focus areas: people, processes and environments. With this service, our experts ensure maximum flexibility, sustainability and efficiency through practice-oriented consulting services. Our individual strategy and implementation consulting service combines practical expertise with management consulting methods. In doing so, we rely on our own experience in both national and international environments. We develop strategies and concepts - but like to be judged on the operational

implementation and actual results of our work. In doing so, they are assisted by Beamm's back office and its staff with varied backgrounds, expertise and experience, such as corporate real estate, workplace modelling, interior design and mechanical and electrical engineering.



## 14 | Interim Management

There are numerous reasons why you might ask for one of Beamm's interim managers, such as a manager's temporary leave of absence, a large-scale corporate reorganisation, insufficient facilities expertise or simply a lack of professional manpower to coordinate projects or initiate new activities. Whether acting as managers, consultants or change project managers, all of Beamm's interim managers are able to fill both strategic and operational management roles with integrity and transparency. Together, we examine exactly what your organisation needs and who is the best match in terms of personality, expertise, experience, leadership qualities, vision (in relation to your situation), the context of your project and the roles to be filled.



# 15 | Change Management

Change Management is an important success factor in your project(s). With effective communication, experience and the use of change tools, we achieve user acceptance, overcome reservations and objections, and cultivate the rational and emotional commitment to the required changes.

Vibrant communication provides your employees with security, creates an identity and sense of belonging, and supports your change process. To secure young talent and strengthen your employees' emotional connection to your company, we want to make your brand tangible. We develop your new work environment from the brand values, without losing sight of issues such as functional use, needs-based infrastructure and IT. We find you future-oriented design solutions that are independent and not system-bound, and realise them in a new or existing building.



- 3.10 Bayfront
- 3.07 Bistro
- 3.08 Cambodia
- 3.03 Central Park
- 3.04 SoHo
- 3.02 Wishes

- Caribbean 3.12
- Morella 3.11
- Tavira 3.16
- Tulips 3.15

# beamm.

Because of technology and global developments we are redefining our priorities, changing our behaviour, and remixing cultures and disciplines. We live in a new age of discovery.

# Our Purpose

We are here to  
**explore new territories**  
of interior design, workplace consulting  
and project management with progressive  
minds for the curious.

# Our Believes

## **Perpetual Growth**

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We have become who we are today by always challenging ourselves to grow, by finding answers to impossible questions and by keeping improving our skills. We love the process of discovery, and this is why we are in perpetual learning mode.

## **The Line of Loyalty**

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In everything we do, we follow the line of loyalty. Our desire to create new legacies demands total dedication, commitment and devotion to the craft, the idea, the customer and to all the people who are making it happen.

## **Beyond the Borders**

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We believe genius is the ability to do and think beyond the borders of the most of us. We are inspired by those who do, and love to surround us by people who challenge what we know and take us beyond the horizon.

## **Humble Honesty**

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Transparency and inclusivity to us mean being open to everything that is part of the process -the pain, the gain, the beginning and the end. Fear from failure is counterproductive and being humble and honest about it will keep us sharp.

# Expedition B°2023

Creating emotions for the curious

Long lasting positive emotions at  
Service of Unique Creativity.  
Explore the Boundaries of  
Project Management and Proces,  
Design and Functionality,  
Time and Space.

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