

Zebtec Foundation



## BIM Technology Manager MEP & Building - Performance Description



Performance Descriptions are component of Basic contracts.

BIM Technology Manager, MEP, building, building technology, building equipment, properties, property manager, facility manager, maintenance, mechatronic, occupational safety, operator assistant, operating, optimization, industrial water, drinking water, potable water supply, fire protection, installation, repair, upkeep, energy saving, electrician, electrical, cooling facilities, controls technology, photovoltaic solar system, system mechanics, KNX, BMS, air conditioning, central heating, repair of damage

Version: 2021-0812EN



## **Content**

1. What does the BIM Technology Manager do?.....	3
2. Why do BIM Technology Manager need a 3D-Model? .....	3
3. What expertise do BIM Technology Manager have? .....	3
4. What do BIM Technology Manager essentially do?.....	3
5. What management experience does BIM Technology Manager have? .....	4
6. How are clients integrated into the team? .....	4
7. Does the BIM Technology Manager need a maintenance contract? .....	4
8. How much time does the BIM Technology Manager need? .....	4
9. What is included in daily rates? .....	5
10. How can operations be carried out on site? .....	6
11. Where is the representative office in Germany? .....	6
12. Where is the Headquarter in South Africa? .....	7
13. May I ask questions? .....	7



Performance Descriptions describes the role of the BIM Technology Manager.

## 1. What does the BIM Technology Manager do?

---

The BIM Technology Manager from Zebtec™ supports real estate operators, tenants and owners. The operation of buildings and real estate always requires extensive support. The BIM technology manager supplements or replaces the following roles, for example. In this way, many tasks can be divided even with teamwork:

- **Caretaker**
- **Facility manager**
- **Commissioning engineer**
- **Operator**

## 2. Why does BIM Technology Manager need a 3D-Model?

---

The BIM Technology Manager coordinates many tasks and uses a BIM model of your real estate for this. Don't you have a BIM model yet? He and Zebtec™, can create a suitable BIM model for you.

## 3. What expertise does BIM Technology Manager have?

---

The expertise of our BIM Technology Manager is unique. He can check or handle almost all MEP disciplines. With special license or as a specialist he is experienced. Mechanical, electrical, electronic and hygienic activities are safely possible and he has client service experience at Zebtec™. This enables him, for example, to repair or maintain electrical, control or refrigeration technology, right up to safe intervention in refrigeration circuits.

## 4. What does BIM Technology Manager essentially do?

---

Once the BIM model has been created, the BIM Technology Manager can mainly remotely coordinate craftsmen, maintenance companies and other technical participants. He then knows buildings and technical systems without having to be with you. How that works exactly, he will explain to you.

The preparation, management and motivation of skilled craftsmen are important parts of carrying out work, repairs or maintenance. He can implement commercial advance services such as tendering and commissioning for you.

Invoice and performance review keeps your budget. It can achieve excellent results with random checks and a list of measures. Final he could eliminate defects once he has found or during acceptance tests.



## 5. What management experience does BIM Technology Manager have?

---

The BIM Technology Manager from Zebtec™ communicates on an equal footing and with respect. This is important for internal, external and multidisciplinary contacts.

Of course, he also supports your teams or caretakers. Coordination is based on social, commercial, technical and managerial experience. This means that he can really provide comprehensive support and act on your behalf.

In this way he motivates respectfully, because nobody is 100% perfect.

## 6. How are clients integrated into the team?

---

The BIM Technology Manager is an intermediary. With you as the owner, operator, tenant or the like, he will continuously communicate. Communicating is about your requirements and to align the planning accordingly. He loves to chat and also listens to you.

He clarifies small details, tenders, information or coordination with operational processes with you or your team. Occupational safety is important for everyone.

## 7. Does the BIM Technology Manager need a maintenance contract?

---

As the client, you may take details from the basic contract of us. Zebtec™ does not usually offer long-term contracts itself. We can organize required contracts if you wish and they will externally be issued.

## 8. How much time does the BIM Technology Manager need?

---

As a BIM Technology Manager, he certainly needs a lot of time. The creation of the basis requires certain time frames, depending on the scope.

At the beginning he will be happy to furnish you with information, so he can estimate your needs and then you can better start with him. Appointments, organization, tenders, execution or documentation on hygiene, leakage tests, maintenance, function and more requires sufficient time frames for each topic.



## 9. What is included in daily rates?

---

- **The daily rate includes:**
  - Technical and specialist knowledge
  - Time for mobility with a vehicle
  - Accompanying the preparatory phases
  - Accompanying the tendering and negotiation
  - Testing and optimization
  - Remote services
  - Remote meetings
  - Provision of IT workstation, without BIM relevant licenses
  
- **The daily rate does not include:**

If necessary, additional packages can be requested:

- Site visits
- Expenses for mobility (Kilometers)
- On site - meeting
- On site - Mobility / provision of company vehicle
- On site - accommodation and meals
- Liability insurance
- Additional services or measurements
- Provision of BIM relevant licenses
- Data transmission rates

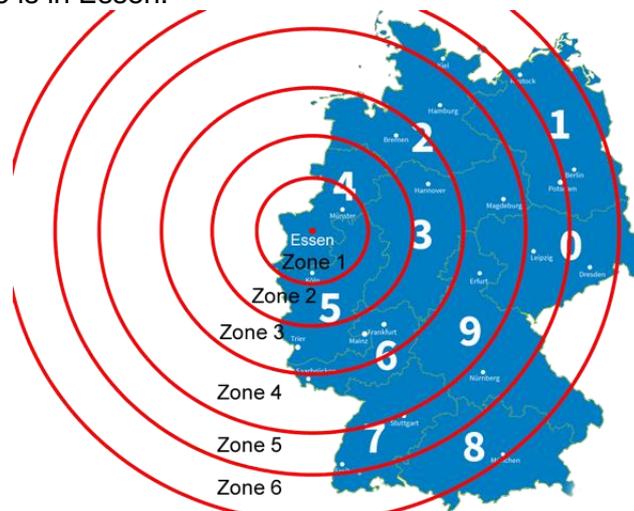


## 10. How can operations be carried out on site?

Please note the availability in Germany first. Our headquarters are in South Africa. Additional services can be added to the daily rate. Global restrictions and climate protection can have an impact. Arrivals and departures require paid travel packages.

## 11. Where is the representative office in Germany?

Our representative is in Essen:



### Distance zones

The illustration shows distance zones in Germany from the central point of Essen.

### Cover with daily rates

We cover only travel time with daily rates. The system is visible in the tables. We use the remaining daily rates for billing of travel time. A daily rate does not cover the number of kilometers traveled, we charge approx. 1.50 € / km.

Zone	Maximum distance in km
1	100
2	200
3	300
4	400
5	500
6	600
7	700

Color legend of zones	Arrivals and departures result in
	One daily rate with normal/reduced activity
	One daily rate with reduced activity
	Two daily rates with reduced or no activity



## 12. Where is the Headquarter?

---

Our Headquarter is in George, Western Cape, the beautiful Garden Route:



Travel packages mainly relate to scheduled flights. External influences can bring about changes and alternative travel options must be examined. Our own flight or car trips can be an alternative. The client bears the costs.

## 13. May I ask questions?

---

1.) **Yes, write to us briefly.** Scan the QR code with your smartphone. Alternatively visit our website <https://zebtec.co.za>.



2.) **Alternative, request a callback.** Scan the QR code with your Smartphone and use WhatsApp:

