

Forward Thinking Project Management

Turning challenges
into opportunities together.



bopro®

**“Forward Thinking
Project Management
guarantees sustainable
future-proof real estate.**

**This is how you maximise value
and generate a positive impact
on people and society.”**

Sofie, Tanguy, Stefaan, Marcelo
Team Sales



A unique approach.

Our sustainable holistic project approach provides an answer to the many challenges and evolutions in the real estate sector as well as the 'real estate product' itself. We resolutely opt for a **Forward Thinking Project Management** approach, the high added value approach that **maximises the economic, environmental and social performance** of your project.

Forward Thinking Project Management starts at the beginning, with the definition of the requirements programme. This way, we immediately have a clear picture of the risks and opportunities of your project. With this thoughtful approach, we find the best solutions to optimise the resilience of your real estate project throughout its life cycle.

You want EU/ESG-proof real estate? Rely on the knowledge and expertise of our Forward Thinking project managers. With a view on the CO2-neutral horizon of 2050, we ensure that your real estate project(s) will immediately create value and contribute to a positive impact on people and society and therefore comply with the Paris Climate Agreement Objectives, the EU Taxonomy and the national, regional and local climate plan.

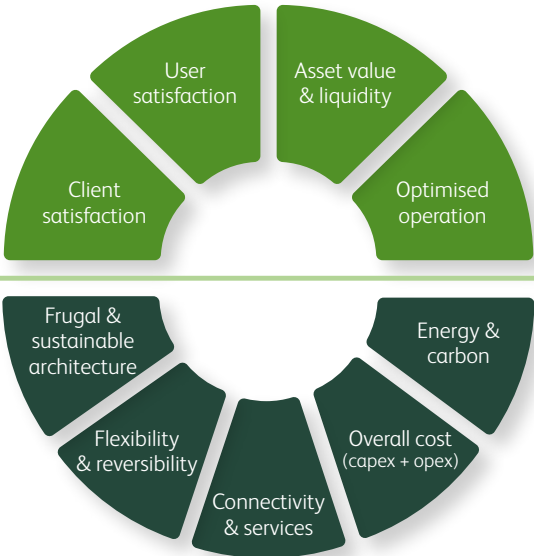
In concrete terms, this means that we support our clients in preparing themselves for future ESG regulations: the EU Taxonomy, the proposal for the Corporate Sustainability Reporting Directive (CSRD), the proposal for the Sustainable Corporate Governance Directive (SCGD), the Sustainable Finance Disclosure Regulation (SFDR), the Task Force on Climate Related Financial Disclosures (TCFD), the proposal for a European Green Bond Standard (EUGBS), the EU Renovation Wave, the fit for 55 package and the New European Bauhaus Initiative.

Forward Thinking
Project Management
means?

Increase

the ...

Resilient Projects/Assets



Reduce

the footprint, risks and
obsolescence factors
by ...

BIM

Certification

In line with EU
taxonomy and local
climate plans



Our Forward Thinking Project Management approach.

Client



Roadtrip to the future

- ✓ Validating the functional and programme requirements
- ✓ Validating the prior objectives of the project
- ✓ Analysis and recommendations from Bopro



**Contract
for
Forward Thinking
Project Management**

By working in **co-creation**, we can turn challenges into opportunities.

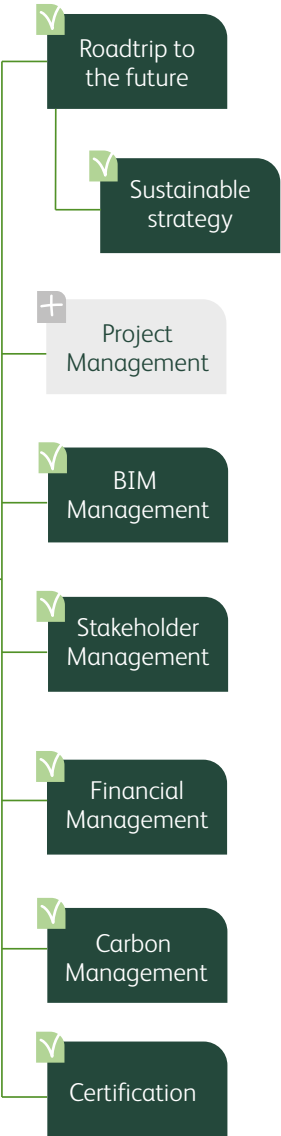
Our **holistic and pragmatic approach** helps you set ambitious, achievable, EU-compliant project goals.

Result: your programme of requirements is aligned with the identified needs and objectives of the project, but also with the transition we are facing as a society.

**Forward Thinking
Project management**
generates **sustainable
EU-proof real estate!**



Necessary components to create value.



Impact/benefits



Insight into the needs, goals, risks and opportunities, drawing up project objectives, requirements programme, ...

Carbon strategy, circular economy, sustainability ambitions, ...

Planning (time), quality (KPIs), budget (financial) - anticipatory risk management

Information and insight sharing, process alignment between partners and for future use, ...

Permit risk management, co-creation, scenario building, ...

Quantity Survey, TCO, LCCA

Low carbon design, carbon roadmap, CRREM, LCA, ...

BREEAM, WELL, HQE, DGNB, GRO

“We are professionals in the world of construction. It is our job to help the client with the development and management of his project.”



Evelien Broeckx
Project Director



Roadtrip to the future.

Insight into the needs of the client, formalisation of the main objectives of the project, recommendations by Bopro to calibrate the contract Forward Thinking Project Management and to ensure a perfect match between resources and needs.



Sustainable strategy.

This implies preparing your building for the future. Sustainable building aims to reduce the impact on people and the environment. Sustainable construction includes many aspects during the entire life cycle of the building. These aspects need to be well balanced and integrated into a project to achieve the best result.



Project Management.

Organisation and management of the project (drawing up contracts, managing tenders, planning and monitoring the budget, from design to hand-over of the works). Assistance in the choice of partners and coordination of the project according to the specifications and the corresponding objectives.



BIM Management.

Determination of needs (BIM vision), drafting of contractual agreements (BIM protocol) and follow-up of implementation (BIM execution plan). Verification and validation of the goals through BIM tools in our Forward Thinking Project Management.



Stakeholder Management.

We manage not only your project but also the issues that influence your project. Investors, neighbours... everyone has expectations regarding the project to be developed. With an open dialogue, we create a good foundation. Bringing stakeholders into the story leads to a positive feeling about the project.



Financial Management.

Global financial management (Capex and Opex) of the project, in cooperation with the stakeholders. The financial objectives and returns are determined. Subsequently, the construction costs are managed so that the objectives are achieved.



Carbon Management.

Low-carbon project management to minimise the project's CO₂ footprint in line with EU legislation as well as national and regional targets.



Certification.

Our Forward Thinkers apply a 360° approach, using tools that enable them to challenge you, with a focus on the future. We apply the reference framework -BREEAM, DGNB, WELL and HQE- according to your project, your needs and your expectations.

“Forward Thinking
Project Management means
working on your project to-
gether, ensuring it generates
value and minimising its
environmental footprint (i.e.
limiting negative impacts
and contributions).



Aylin Özcan
Consultant



A black and white photograph of a diverse group of approximately 25 people, mostly men, sitting on a long wooden bench in a park. They are all looking towards the right side of the frame, with many of them shielding their eyes from the sun with their hands. The background is a dense, dark forest of tall evergreen trees. In the distance, a tall, thin tower or antenna is visible against the sky. The overall mood is one of anticipation and looking forward.

Forward Thinking
project leaders are aware
of the new opportunities
and challenges for the real
estate sector.

Some references.



Mobilis

Mobilis can be considered a multifunctional, innovative, flexible and sustainable project. It is conceived according to the S-M-L-XL design. The building is designed in different layers, in accordance to the life cycle, with great flexibility and disassembly.

The concept, techniques, choice of materials and implementation method are geared towards achieving the highest attainable sustainable ambition level BREEAM Outstanding.

Client | D'IETEREN IMMO Brussels

Architect | Xaveer De Geyter Architects (XDGA) (Brussels - Paris)

City | Brussels

Year of realisation | 2019 - 2022

Type | New construction

Surface | 30.000 m²

Forward Thinking PM services | Sustainable Strategy, Project Management, Financial Management

Montlégia

This hospital replaces three hospitals in the Liège region.

The total area of the hospital is about 100,000 m² with a footprint of 35,000 m². The building consists of a ground floor plus five upper floors.

There is room for 720 hospital beds and 120 places in the day hospital. On an annual basis, they account for 250,000 consultations, 30,000 operations, 4,000 deliveries and 74,000 emergency admissions.



Client | Centre Hospitalier Chrétien Luik

Architect | AAH (Artau Architects - Assar Architects - Hoet & Minne)

City | Liège

Year of realisation | 2012 - 2019

Type | New construction

Surface | 92.000 m²

Forward Thinking PM services |
Process Management, Project Management,
Financial Management

Client | Befimmo

Architect | Jasper-Eyers / 51N4E & L'AUC

City | Brussels

Year of realisation | 2021 - 2024

Type | Renovation of the basements and new construction of the tower

Surface | > 54.000 m²

Forward Thinking PM services | Financial Management and Project Management

LIVIN

LIVIN is a building project for an ecological open campus in the North District of Brussels. The intention is to create shared spaces for the various communities in the neighbourhood. LIVIN is located a stone's throw from Brussels North Station and is therefore easily accessible. The neighbourhood is in full development and is emerging as an attractive, versatile and ecological living environment.

Central to the project: a garden! This easily accessible garden will be a pleasant meeting point.

The development of LIVIN is focused on the circular economy, so that materials can be recycled and CO₂ emissions reduced (construction & management).



BlueChem

BlueChem is a unique collaboration between government, industry and knowledge institutions with the common ambition to guarantee and strengthen the future of the economically important chemical sector in Flanders.

BlueChem opened its doors in 2020 on the climate-neutral business park Blue Gate Antwerp.

During this assignment, Bopro coordinated with the end user. Together with experts and implementers, we strove to achieve an optimal building within the set budget.

Client | Bluechem Building

Architect | LOW Architecten

City | Antwerp

Year of realisation | 2016 - 2020

Type | New construction

Surface | 3.375 m²

Forward Thinking PM services

Project Management, Financial Management, Sustainable Strategy





© Union Investment GmbH

The Precedent

With its unique concept resulting in an exemplary synergy of economy, aesthetics and ecology, the building aims to set a precedent for how people and places can thrive in a highly urbanised context.

This project complies with the passive standards (EPB Brussels 2015), will bear the 'Outstanding' BREEAM certificate and will be WELL-ready.

To keep the CO₂ balance as low as possible, the client has chosen to recover as much as possible from the existing building and to construct the new parts in wood.

Client | Union Investment GmbH

Architect | OVG Architekten

City | Brussels

Year of realisation | 2019 - 2022

Type | New construction + renovation

Surface | 12.000 m²

Forward Thinking PM services |

Project Management, Financial Management, Sustainable Strategy, Positive impact circular economy

ZIN

Renovation and redevelopment of the former WTC Towers I and II in the North District of Brussels into a multifunctional building complex in which working, living and relaxing are closely interwoven. Part renovation + new construction 110,000 m² above ground (multi-functional redevelopment project of 110,000 m² above ground) with 75,000 m² of office space, 15,000 m² of flats and 16,000 m² of hotel, supplemented by all kinds of additional functions accessible to the public on the ground floor.

In the first phase (2017), Bopro assisted Befimmo in the assessment of the proposed designs and the composition of a multidisciplinary design team for this innovative project. In a second phase (2018 - 2019), Befimmo - assisted by the design team and the general contractor - participated in the Design & Build competition, commissioned by the Flemish government.



Client | Befimmo

Architect | Jasper-Eyers / 51N4E & L'AUC

City | Brussels

Year of realisation | 2017 - 2023

Type | Major renovation and reallocation

Surface | 110.000 m²

Forward Thinking PM services | Project Management (with BIM), Sustainable Strategy

Client | Extensa

Architect | Neutelings Riedijk Architecten

City | Brussels

Year of realisation | 2017 - 2020

Type | Site development in metropolitan area

Surface | 45.000 m²

Forward Thinking PM services | Project
Management, Health & Safety,
Sustainable Strategy

Gare Maritime

Gare Maritime, once one of the largest train stations in Europe, has been redeveloped into a covered city with facilities for shopping, working, relaxing, eating, drinking, and so on. A unique project for multi-functional use, where old and new complement each other.

The transformation of the entire Tour & Taxis site is future-oriented through the multi-functional use of the different buildings, resulting in a complementary and intelligent use of space. Many sustainable building solutions are implemented that seek synergies between the various buildings on the site.

Bopro also plays a role in the transformation of this monumental depot and of the other buildings on the Tour & Taxis site.



Sango

The core activities of the Red Cross Flanders are centralised in this building. Sango is the beating heart of the blood supply in Flanders.

Bopro and Red Cross Flanders attach great importance to sustainability. Together we opted for ecologically responsible building. Sustainable building principles and an ideal location of the site contribute to this.

Sango received the official BREEAM-outstanding certificate, the highest achievable in the field of sustainable construction. It is an almost energy-neutral building.

Client | SDM (Bopro)

Architect | POLO Architects

City | Mechelen

Year of realisation | 2012 - 2015

Type | Building for mixed use in medium-sized town

Surface | 4,400 m²

Forward Thinking PM services | Project Management, Financial Management, Sustainable Strategy, Health & Safety





Networks NØR

The office building North Plaza 9 has been completely renovated. Banimmo (owner and operator) split the building into two entities (building A and B) and transformed the whole into a **passive building with a BREEAM Outstanding score**. The renovation project is located in the business district of Brussels North and therefore enjoys excellent accessibility. Thanks to a flexible modulation of the spaces, it can be used for various functions. Multi-functionality is the key.

Client | Banimmo

Architect | DDS+

City | Brussels

Year of realisation | 2020 - 2022

Type | Office building in metropolitan area

Surface | 20.000 m²

Forward Thinking PM services | Process Management, Project Management, Health & Safety, Financial Management, Sustainable Strategy

Food Experience Center

The Food Experience Center (FEC) was developed to give place to innovation, passion and customer orientation.

For the design of the FEC, as project manager together with Vandemoortele, Bopro drew up a programme of requirements so that the needs and wishes of Vandemoortele were fulfilled.

The sustainability factor of the project was already **certified by BREEAM in the design stage with an Excellent certificate**, whereby Bopro acted as BREEAM assessor and closely monitored the project and the requirements for an Excellent certificate.

The entire construction team was appointed by Bopro together with Vandemoortele and the construction was monitored weekly by Bopro as project manager. At the same level, Bopro cooperated in the construction of the landscape surrounding the Food Experience Center and the demolition of the existing building.



Client | Vandemoortele

Architect | RAU-Architecten

City | Ghent

Year of realisation | 2016 - 2020

Type | Food experience center

Surface | 25.000 m²

Forward Thinking PM services | Project Management, Process Management, Health & Safety, Strategic Visioning, Sustainable Strategy, Positive impact circular economy



Quatuor

The strategically located Quatuor building connects the historic heart of the city with the North District, close to the metro and the North Station. The project comprises 62,000 m² of office space and 7,000 m² of coworking space, as well as a bookstore, a fitness room, restaurants, an event space, an interior garden, roof terraces, a passage-way, secure parking for cars and bicycles and much more. It meets the highest standards of quality, innovation and ecology. **In the 'Design' phase, buildings A, B, C and D were awarded a 'Outstanding' BREEAM certification for buildings A, B, C and D.**

Client | Befimmo

Architect | Jasper-Eyers

City | Brussels

Year of realisation | 2018 - 2021

Type | New construction

Surface | > 62.000 m²

Forward Thinking PM services |

Project Management, Financial Management, Sustainable Strategy, Health & Safety

The experience and
expertise of our 'Forward
Thinking managers' will
have a positive impact on
your projects.



“Our expertise in areas such as the environmental labels ‘BREEAM’ or ‘DGNB’, carbon roadmap or our 13 pillars for the analysis of opportunities in the circular economy give our guidance a holistic vision from which your project and its surroundings will benefit, with a positive impact on economy and society.”





Johan Verbeke
Project Director

Need for sustainable EU-proof real estate?

Contact us!

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Bopro 

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SDG pioneer candidate



SBTi candidate



