



NIKKEN SEKKEI CONSTRUCTION MANAGEMENT, INC.
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Nikken Sekkei Construction Management, Inc.
 provides fair and transparent business
 as a “Comprehensive Management Company
 in Construction Field”
 and contributes to the society.

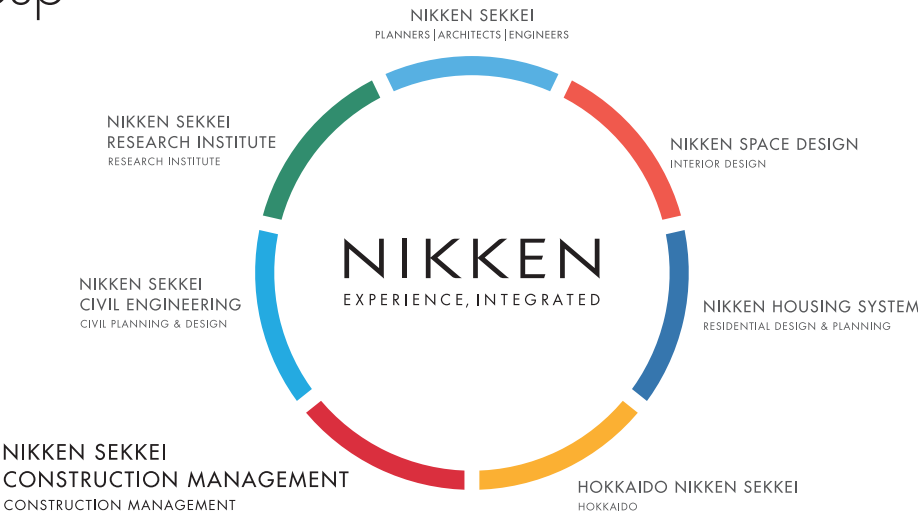
Realizing Your Vision

- Project Management
- Engineering Support for Client Operations
- Second Opinions Based on Reliable Knowledge
- Facilitation of Project
- Transparency and Optimization in Cost
- Facility Management

Integrated Strength of the Nikken Group

Nikken is a comprehensive consultancy
 group providing one-stop service in
 architectural, urban and environmental
 design as a “Team of Experts” at
 the cutting edge of socio-environmental
 design.

- 2,500-Strong Team of Experts
- Design, Engineering and Management
- Global Vision and Activities
- 115 Years of Tradition and 25,000
Projects Track Record
- Neutrality and Transparency



Management by NCM

CM Construction Management

NCM provides a variety of management services including
 project operation, quality control, cost control and schedule
 control to support and/or act as the representative of the client.
 In addition,
 NCM aims to maximize its value as a promoter of project
 team with our strong support in order to realize client’s vision.

LCM Life Cycle Management

NCM realizes maximization of property value by promoting
 effective use of existing stocks and planning their proper
 maintenance. NCM prolongs the building life and improves
 their performance through diverse services, such as building
 surveys, planning of maintenance and value enhancement.

NCM Strongly Supports Your Successful Projects

Provides Diverse Services from the Owner's Perspective with a Viewpoint of Management

"Four Keys of Management" Essential to Your Success

Project Operation

NCM supports smooth project promotion through organizing project structure, controlling information, supporting agreement process, and etc.



Quality Control

NCM provides technical support to realize buildings reliable functions and performances by taking advantage of Nikken Group's technical capability.

Cost Control

NCM supports initial cost allocation and target cost setting, while checking cost in each phase for its achievement and examination of estimated details and VEs.



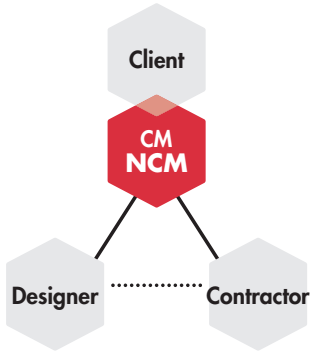
Construction Management

Schedule Control

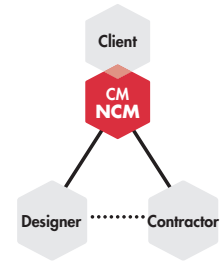
NCM properly assesses and optimize master schedule of design, permit & approval and construction to complete the project on time.

Working in an Ideal Role for Each Project

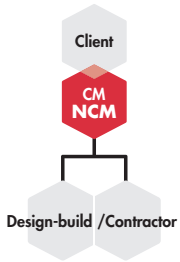
NCM always provides services integrating with the client at the optimal position depending on project features.



Client Representative Type

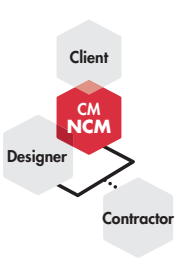


Conventional project promotion system with designer and contractor



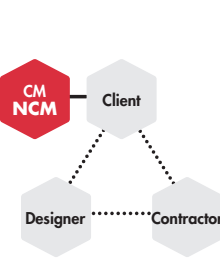
Project promotion system with design-build contract

CM+Design Integrated Type

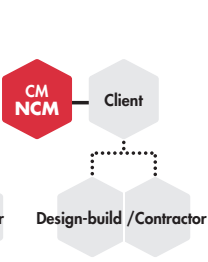


Design & management by the Nikken Group

Advisor Type



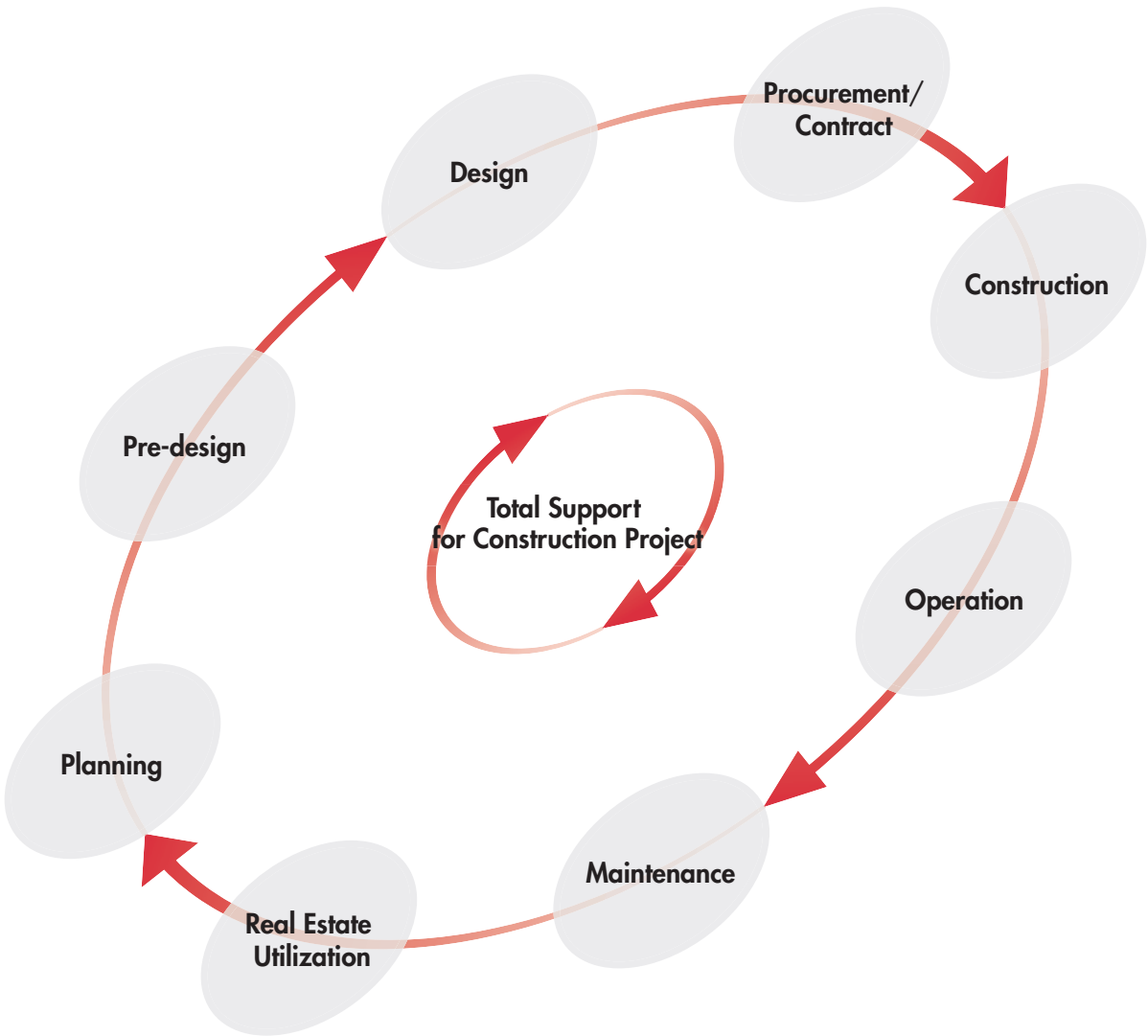
Conventional project promotion system with designer and contractor



Project promotion system with design-build contract

Total Project Support from Planning to Operation

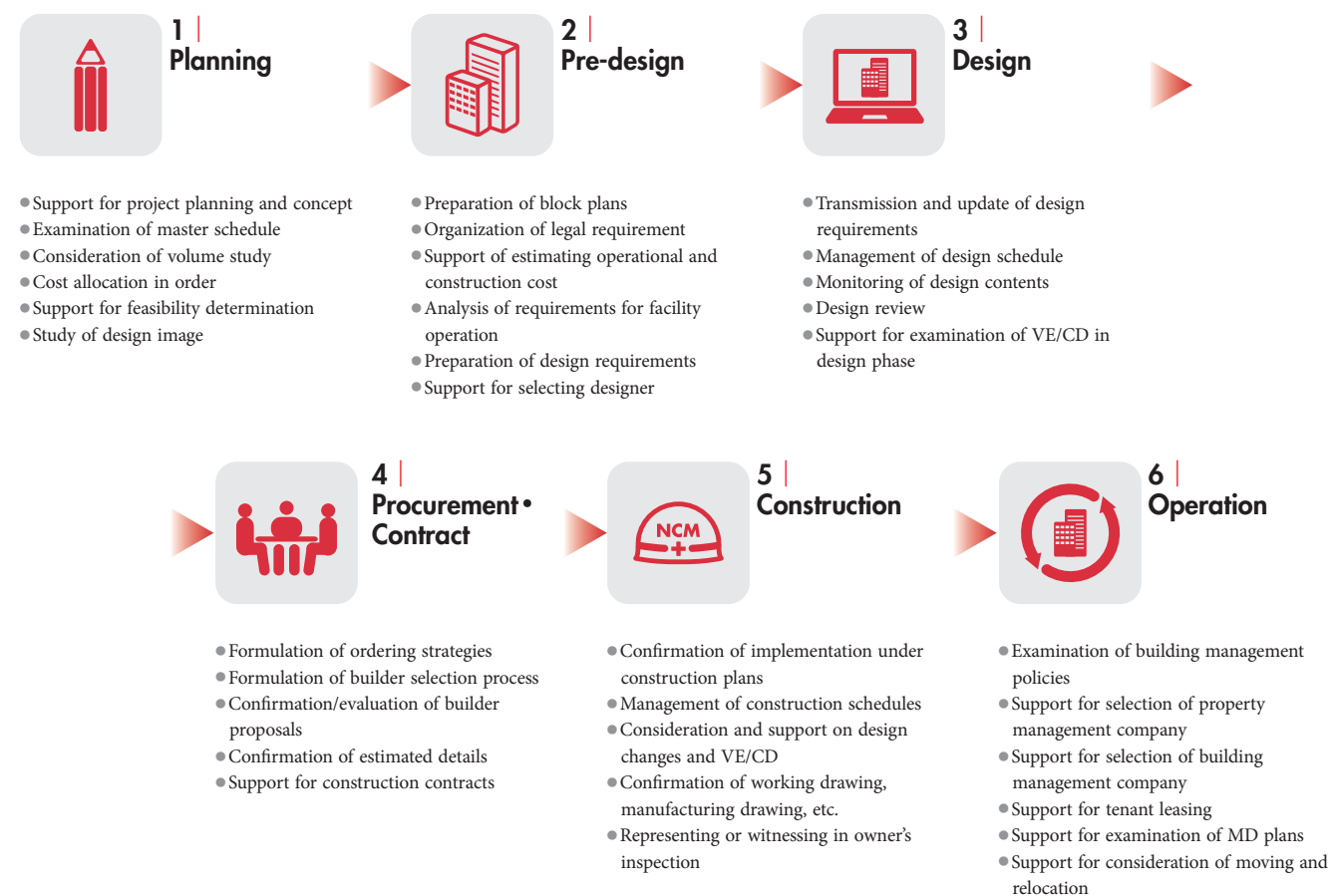
Proper management of construction project result not only building "Valuable Assets" but also "Enhancing Asset Value" with proper and continuous maintenance. As a reliable partner of clients, sincerely supported as comprehensively understanding all phases of project.



CM To Maximize Project Value at All Phases in Construction

Construction Management

Supports Construction Project in All Phases



CM Service Provided at All Aspects of the Project

Supplement to the Client's Operations

- Supplying additional technical staff
- Examination of planning validity
- Minimization of client risks

Transparency of Cost

- Verification of validity in construction costs
- Examination of construction cost reduction policies
- Establish transparency on procurement process

Proper Process of Project

- Proper schedule setting
- Reduction in cost and construction period
- Rational operation of multiple projects

Support for Overseas Advancement

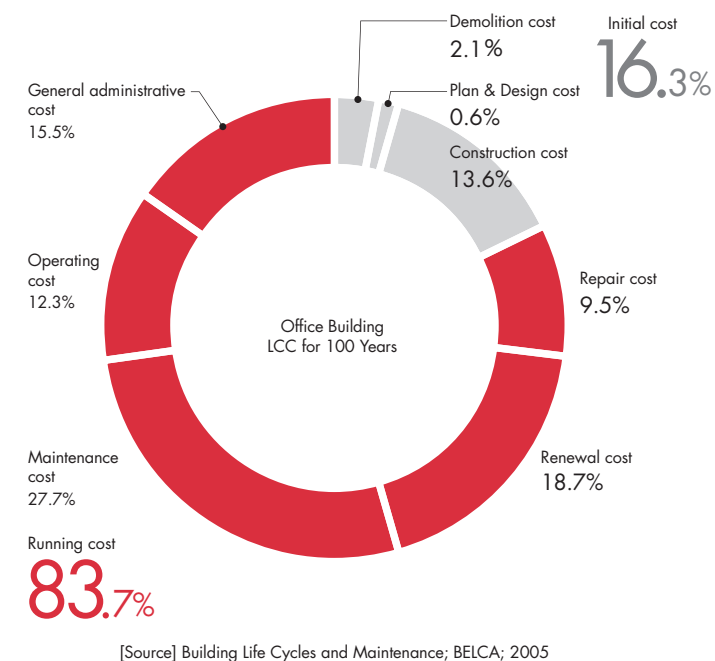
- Formulation of overseas advancement strategies
- Surveys of existing overseas facilities
- Management of overseas projects

LCM NCM Provides Life Cycle Management as Real Estate is an Important Corporate Resource

Life Cycle Management

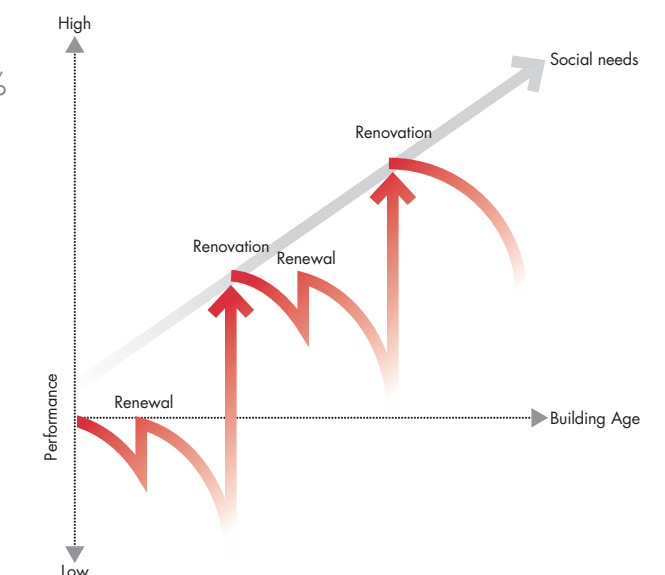
Life Cycle Cost(LCC)

Running cost is required for several times higher than the initial cost. In order to reduce building life cycle cost, it is important to establish building maintenance plan, to implement periodical repair and renewal, while considering optimization of management operation.



Upgrading in Line with the Times

Buildings deteriorate over time. It will maximize building performance as renewing to meet advancing social needs, while repairing and renewing physical deteriorations.



A Variety of Service Menu Responding to Client Needs

Surveys & Diagnoses

- Deterioration/Seismic capacity evaluation
- Preparation of engineering reports
- Compliance evaluation
- Evaluation of social deterioration
- Environmental/energy saving evaluation

Operation

- Optimization of administrative and operational tasks/cost reduction
- Support for formulation of facility management manuals
- Comprehensive technical support for building operation
- Support for selection of management contractor
- Verification of maintenance management cost

Maintenance

- Mid-to-long term maintenance plan
- Annual maintenance consulting
- BCP consulting
- Support for establishing value increase strategy
- Renewal and conversion

Utilization of Real Estate

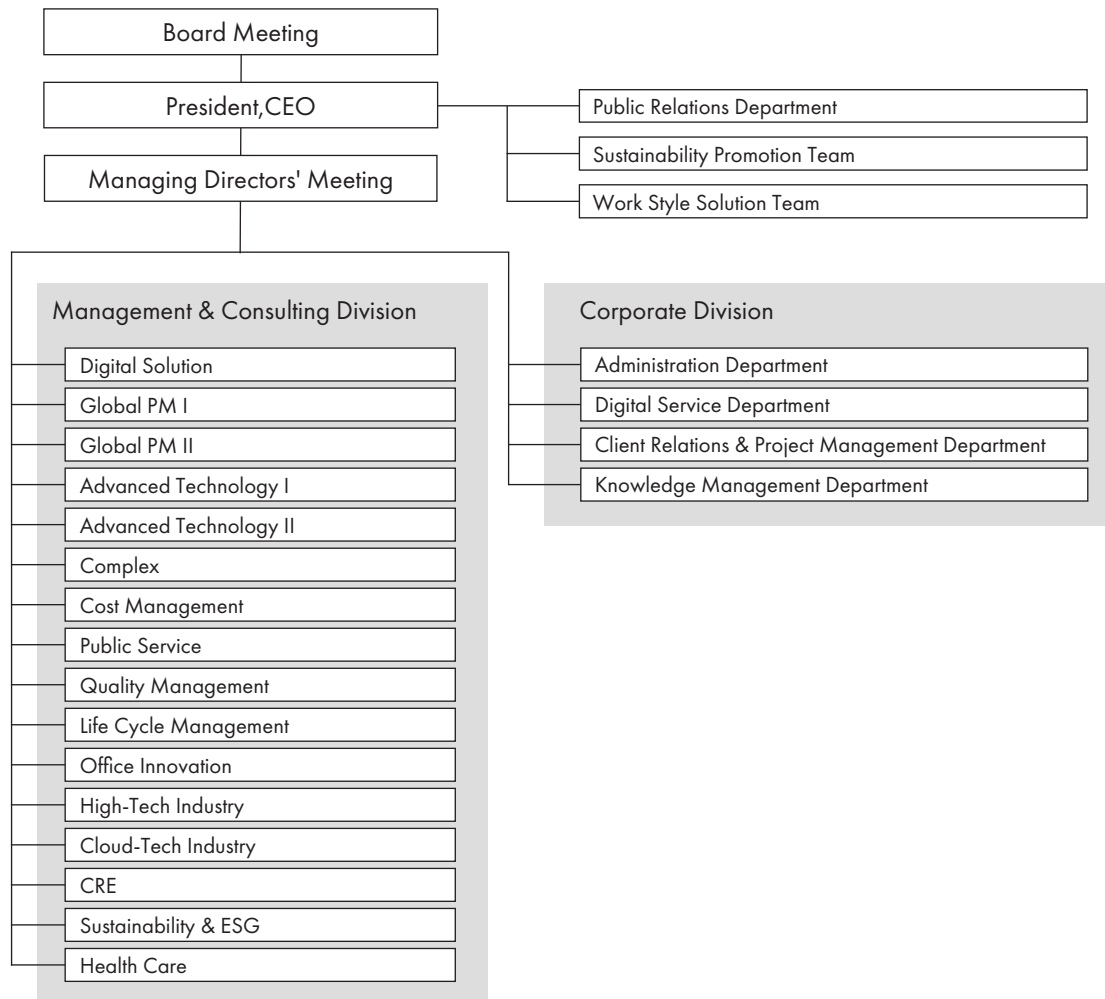
- Analysis of asset and portfolio
- Formulation of CRE strategies
- Comparison and analysis between rebuilding and renovation
- Risk consulting
- Utilization of owned/idle assets

Company Overview

Company Name	Nikken Sekkei Construction Management, Inc.	
Founded	January 4th, 2005	
Capital	80 Million Yen	
Directors	President and CEO	Kazunori Mizuno
	Vice President	Yuzuru Hiraishi
	Senior Executive Officer	Yuichi Hattori
	Senior Executive Officer	Shinichi Tsurumaki
	Senior Executive Officer	Shinya Kogawa
	Senior Executive Officer	Yasunori Tanaka
	Senior Executive Officer	Hiroshi Nishimura
	Auditor	Yoshihito Ikebe
Number of employees	316	
Number of people qualified as a		
Certified Construction Manager of Japan		155
First-class Architects		149
Structural Design First-class Architects		7
Facility Design First-class Architects		13
Professional Engineers		9
Certified Facility Managers of Japan		58
Qualified Building Cost Managers		11
Qualified Building Mechanical and Electrical Engineers		28
First-class Building Operation and Management Engineers		37
First-class Electrical Work Operation and Management Engineers		20
First-class Plumbing Work Operation and Management Engineers		21
CASBEE Building Assessors		73
Real Estate Notary		11
PMP®		2
LEED AP BD+C		1
APEC Architect		2
Quality assurance technical expert for public building works		2

(As of Apr. 1, 2021)

Company Organization Chart



History

June 1900	Foundation of Sumitomo Temporary Architecture Department
May 1933	Hasebe and Takekoshi independently established HASEBE-TAKEKOSHI ARCHITECTS OFFICE, funded by Sumitomo Limited Partnership Corporation
Dec. 1945	Renamed as Nippon Engineering Co., Ltd. (predecessor of today's Sumitomo Corporation). The Trading Department was newly established after merging with all Sumitomo dealers.
July 1950	Design Department of Nippon Engineering Co., Ltd. spun off to establish Nikken Sekkei Komu Co., Ltd.
July 1970	Renamed to Nikken Sekkei Ltd.
Aug. 1998	Establishment of Nikken Sekkei PMC (Property Management Consulting) Office
Mar. 1999	Establishment of Nikken Sekkei CM (Construction Management) Office and PM (Project Management) Office
Feb. 2001	Establishment of Nikken Sekkei FMS Office
Mar. 2001	Establishment of Nikken Sekkei Management Solutions, Inc. (NMS)
Apr. 2003	Establishment of Nikken Sekkei Value Management Office
Jan. 2004	Establishment of Nikken Sekkei Value Management/Engineering Department. Unification of Tokyo and Osaka.
Jan. 2005	Establishment of Nikken Sekkei Construction Management, Inc.
Dec. 2019	Licensed Real Estate Brokerage (Governor of Tokyo (1) #104228)