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partners

Profile of Spányi Partners

Spányi & Jakab Kft – from 2015 Spányi Partners Zrt (Ltd) - was established in 1991 by György Spányi and Gyula Jakab. From the start the company has been specialized in construction consulting. Unlike many of our competitors, our firm is not engaged in design, project development or main contracting. Focusing on our core business we always act as our Client's representative.

Our main field of activities is managing complex construction projects from the stage of early development through commissioning until closing of warranty period. We are providing project management, construction management, quantity surveying, site supervision and independent engineering (FIDIC) services. For the past 30 years Spányi Partners Zrt (Ltd) has been representing the interest of many international and domestic corporations, emerging entrepreneurs, banks and different governmental organizations in their construction projects of various size, function and value.

Our strength is the personal care and the management's active involvement to the projects, what we enjoy and our Clients appreciate a lot. We are working with a highly motivated staff of over 40 experienced architects, structural, M&E engineers and specialists.

We realized that information flow is the key of contemporary project management. Our Spányi Project Portal (SPP) is a sophisticated data base application that collects and stores all information of the project, making all information easily accessible, yet safe, to all participants of the project. Our add on quality control management module is an unparalleled system to monitor quality of construction activities.

Our work is covered by strong professional liability insurance. We are providing pleasant office environment for our colleagues in a premise owned by us. We are financially sound, have no debts, neither outstanding payments.

About György Spányi

*György Spányi graduated from the Technical University of Budapest in 1982. 3 years after starting his career at the multidiscipline design office KÖZTI, he left for Japan where he earned his Master's Degree in Construction Engineering from the Hokkaido University (**北海道大学**), Sapporo, Japan. From 1988 to 1989 he worked as a technical trainee at the leading Japanese construction company, Obayashi Corporation (**大林組**). In 1989 he returned to KÖZTI where he became the head of their new Project Management department. In 1991 he established Spanyi and Jakab Kft. Mr Spanyi is member of RICS and is the Vice President of CEEC (The European Council of Construction Economists).*

Services

- Project Consulting
- Project Management
- Technical Supervision
- Quantity Surveying/Cost Management
- Value Engineering
- Construction Management
- Design and Engineering
- Independent Engineering (FIDIC)
- Tenant's Representation
- Due Diligence
- Construction Claims Consultancy
- Project Monitoring for Banks
- Facility Management Advising
- Health and Safety Coordination

Sectors

- Office Buildings
- Banks
- Hotels
- Public Buildings
- Manufacturing
- Logistics
- Culture, Sport and Leisure
- Health sector
- Education
- Retail and Hospitality
- Residential
- Agriculture, Winery
- Public Utilities
- Infrastructure

Facts

Company Name:	Spányi Partners Zrt (Ltd) (from 1991 to 2015 Spányi & Jakab Construction Consulting Kft)
Established:	1991
Registration no:	01-10-048398
Registered Capital:	15 Million HUF
Fee Revenue (2020):	950 Million HUF
Own Capital:	100 Million HUF
Address:	1123 Budapest, Győri u. 16.
Phone:	+36 1 212 1228
E-mail:	info@spajak.hu
Web:	www.spajak.hu
Tax no:	25180549-2-43
Bank:	K&H Bank Zrt.
CEO:	György Spányi, MRICS
Professional Liability Insurance:	Allianz Biztosító Zrt.

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Systematic Experience

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>Project Management
> Quantity Surveying
> Technical Supervision
> Construction Management
> FIDIC Engineer
> Design Control
> Checking Design Document
> FF&E procurement
> Health and Safety
> Project Portal and web

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SPP Project Management Solution

Project information module
Document sharing module
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Calendar and to-do list
Minutes, and report generator
Quality Management module
Health and Safety Module

Systematic Experience

The Project Management, QS and Technical Supervision System of Spányi Partners

Project Manager and Technical Supervisor

Although the different roles of Project Manager and Technical Supervisor are clearly defined by Hungarian building law, these functions – complemented by QS/cost control - in many cases overlap; the different functions are not clear for everybody and may be especially confusing for clients coming from abroad. Often - but not always - these three tasks are carried out by the same consultant. Although it is not unusual that the architect is commissioned to perform both project management and technical supervision, in our opinion this is not a good option. Due to educational and common professional practice, Hungarian architects and consulting engineers have different problem-solving approaches than expected from project managers and technical supervisors. In many cases, moreover, this allows the designers to pass the responsibility on to other participants.

The Project Manager must be fully independent from designers, contractors and other players in the project; his work must be limited to representing the interests of his Client. As the 'engine of the project' he represents his Client's interests, relieves him from daily activities, advises him in disputes, and decision making. His duty is to control processes necessary for the success of the project.

The Technical Supervisor's role is important because 1) in most cases the law requires his employment; 2) the Client has a vital interest in controlling the suitability of materials and workmanship used in construction works. The more so because these days - with few exceptions - general contractors do not, or do not adequately monitor the work of their subcontractors. It is important to note, that unlike many countries, Hungarian authorities do not exercise technical inspection during construction.

The Status of the Project Manager and Technical Supervisor

The Project Manager, QS and Technical Supervisor always shall represent the interests of his Client. As we consciously do not carry out design ourselves, nor do we engage in contracting or real estate development activities, conflict of interest does not arise. We undertake assignments only if correct conditions apply to cover our costs, so we can ensure our independence.

Tasks and responsibilities of the Project Manager and Technical Supervisor are well regulated. The activity of the Technical Supervisor is regulated by government decree 191/2009, while that of the Project Manager by 192/2009. The same regulations define the required qualifications and licenses.

Professionals Employed by Spányi Partners

All our colleagues are university graduated engineers. Our Project Managers are our most experienced colleagues, with excellent problem-solving abilities, who have already proved their skills in managing complex projects.

We have a steady team of Technical Supervisors who have been employed by Spanyi Partners for many years, even decades. One of our strengths is that we never hire people for a project. We permanently employ our staff. Technical Supervisors within our organization cover all major disciplines (civil engineering, structure, building works, M&E engineering, public utilities). For fields requiring special expertise we employ the services of professionals we have been working with for many years.

Continuous training of our employees is top priority. Our colleagues regularly attend training courses, workshops, conferences and trade shows.

We consider good working relationships with designing architects and engineers, as well as with contractors essential. The goals of the general contractor and Technical Supervisor are not necessarily incompatible. Our qualified and experienced Technical Supervisors can efficiently support the general contractor to control the fulfillment of the contractual obligation of his subcontractors. A good example is that our SPP (Spanyi Project Portal) quality management module is accessible by the general contractor: he can filter defect records and forward it to the responsible subcontractors.

Of course, when money is involved, co-operation is not nearly as simple as that. Fairness is of prime importance in order to gain the respect of the general contractor. If respect is properly established the general contractor will honor our proposals for solving critical issues. This is of vital interest to the project, and indirectly to the Client.

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Continuous during-the-work Inspection

Although law requires the Technical Supervisor to countersign the building log once a week only, we exercise technical supervision in a completely different way. Our staff is on the site regularly (or when the size of the construction requires and the Client's budget allows, continuously). We inspect works in progress, point out mistakes and order action when they happen; not only record defects afterwards. This is essential, since the complexity of construction works is increasing with the introduction of more and more sophisticated materials and technologies, while the quality of labor lags way behind.

Two-tier Control

The Technical Supervisor not only checks himself but also makes the general contractor check the work. A major shortcoming of the current practice of the Hungarian construction industry is the inadequate monitoring of subcontractors' performance. Contractors' - chronically understaffed - site management is overloaded by organizational work; site staff working in this capacity simply do not have the necessary time, and often lack the skill to inspect work completed. With the introduction of the two-tier control system we expect (and require) that the general contractor inspects, takes over and documents all works prior to commencement of a connecting work phase or completion. Of course this is not a substitute for the second level control which is the Technical Supervisor's responsibility and is what our staff perform.

Instrumental, Laboratory and Other Examinations

The relevant laws and standards are relatively loose in respect to requiring onsite instrumental inspections, laboratory tests, and other measurements. We thoroughly monitor the proper execution of these tests, and if we find them inappropriate, we order a repetition of them by an independent expert or a laboratory we name – at the expense of the general contractor. In our experience there is a number of necessary tests not required by law, but which we prescribe to the general contractor. Our technical supervisors are equipped with hand-held measuring instruments (levels, laser rangefinders, air, surface and infrared thermometers, moisture detectors, paint thickness meters, anemometers, etc.) which are suitable for immediate control measurements. If, on this basis, a defect is suspected, additional tests are ordered at the expense of the general contractor.

QS/Cost Control

The term of Quantity Surveying does not exist in Hungary. Cost control in Hungary normally lags behind design, resulting in incomplete documentation, over-specified technical scope of works, less than optimal performance, "unexpectedly" high bids and expensive (unbudgeted-for) variations. We have implemented cost control similar to the system that the British Quantity Surveyors use. Regardless, whether we are employed as cost manager or technical supervisor responsible for costs, we use our systems and database. Instead of the (old and outdated) industry standard ÉMIR B/Q system, we use order of cost estimating and elemental cost planning resembling very much to the recommendation set by RICS. We made some adjustment to reflect the Hungarian building trade better. We use our system from appraisal, through creating preliminary cost planning, through procurement, to construction valuation until closing the project.

Systematic Experience

The most important requirements expected by the Project Manager and Technical Supervisor are experience and versatility. Since we cannot apply separate specialists for all trades (due to the complexity of the construction process, it would not be operational), a Technical Supervisor must be at least as well prepared in every trade as the specialist subcontractors in their own field.

Relying only on experience and routine contains the risk that the control will be of a random nature or focusing on a few "favorites" the Technical Supervisor is the most qualified in; while other works are not or are less thoroughly investigated. In order to avoid this, we have been working for years to set up a comprehensive project management and quality control solution, which aims to provide support to our the highly experienced professionals, bringing system to their work.

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IT and Web Applications in Project Management

Despite the huge value of construction projects, the use of IT solutions in the building sector is extremely limited. Except for architects and consulting engineers who are advanced users of sophisticated CAD software, other participants' knowledge rarely extends beyond simple MS Office applications. It is a pity, since present IT technology makes it possible to develop easy- to-use applications, thus helping improve efficiency and productivity. There are surprisingly few project management solutions on the market, and none of them are widespread.

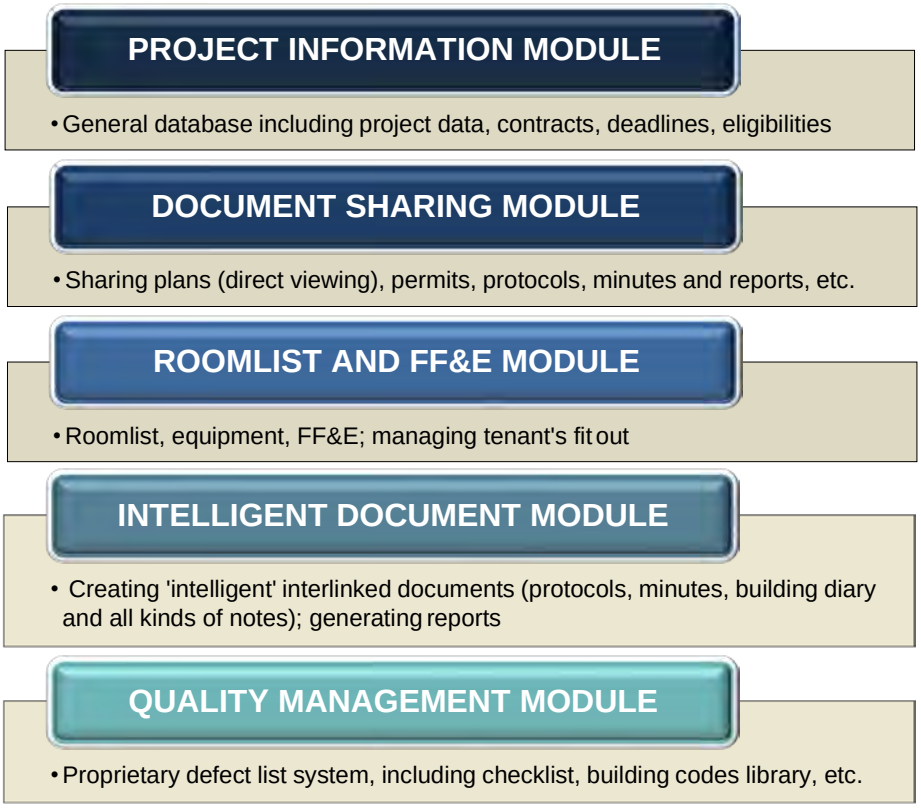
At Spanyi Partners we decided to allocate resources to develop solutions applicable to the entire building process, from the conception of a project, through design development, procurement, implementation, to commissioning and handover.

PROJECTY Project Management Solution

The PROJECTY Project Management System is a web-based database application providing project management, cost control and technical supervision solutions.

The PROJECTY Project Management system is accessible through the PROJECTY Portal. The PROJECTY Portal is a web interface developed to manage single or multiple projects. Our goal is to manage the entire project through the Portal, minimizing the amount of information sent by emails, distributed on CDs, or using unsecured FTP servers etc.

Although the modules are linked to each other, some of them can be used as standalone applications, independent from other modules.



The server - located in a secure data centre - communicates with the clients via a secure SSL channel, using 256 kbit encryption. Every user event is logged, so the Client can review at any time who did what and when, this can help to clear up many misunderstandings in the future.

Our solution is developed by using the latest open source web-technologies: Adobe Flex, Mysql, PHP. The main advantages are reliability, stability, speed, scalability, security and compatibility.

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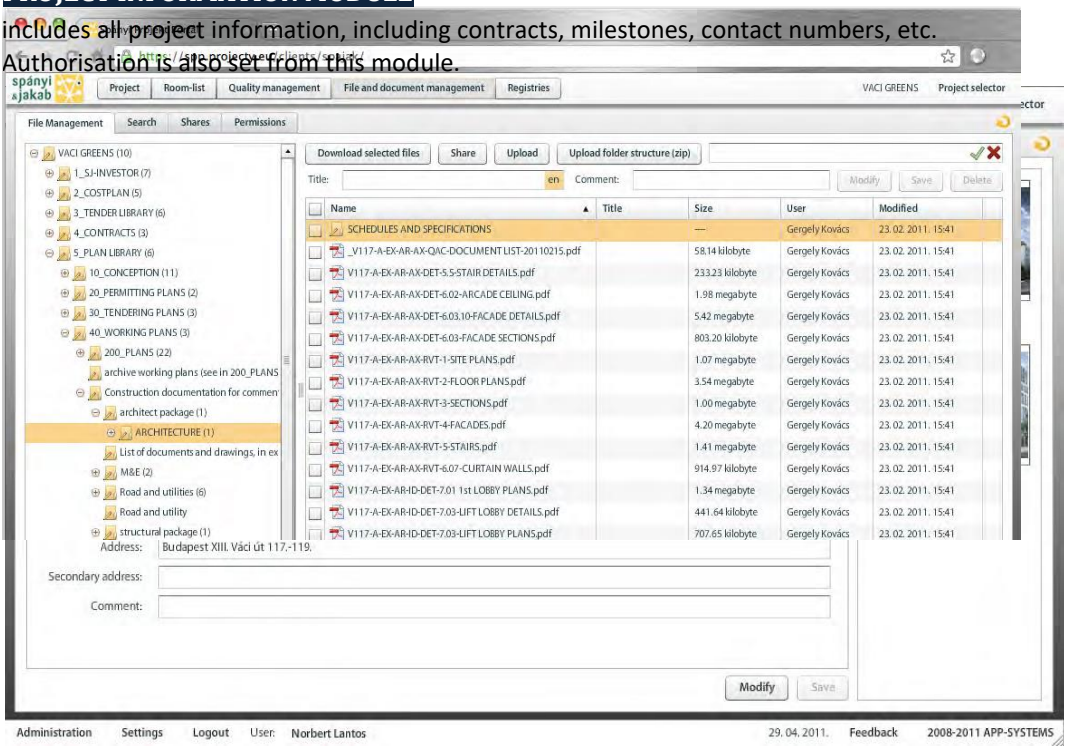
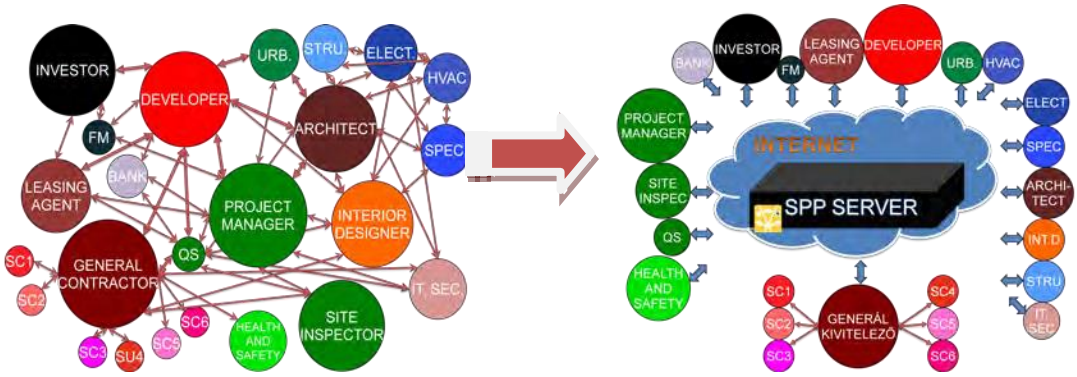
PROJECT INFORMATION MODULE

includes all project information, including contracts, milestones, contact numbers, etc. Authorisation is also set from this module.



DOCUMENT SHARING MODULE

handles the common problem of documents and other information being sent to and from different participants directly, thus creating the great risk of not reaching everybody concerned.



Our solution stores all documents on the web server, in a well-structured, easily searchable format that can be viewed immediately on any browser without additional software (with the possibility of display on a smartphone). Up and downloading is optimized for ease of use. The module includes an actual index of valid plans with an approval process flow. All access to the database is logged, full access history is recorded for future reference. Participants with proper authorization receive email messages on every occasion the database is changed (new plans downloaded, approval granted, etc.). This is an excellent way minimizing claims due to missing information.

QUALITY MANAGEMENT MODULE

This module is a complex, revolutionary and unique quality management application which can be used either within the PROJECTY Project Management Solution or by itself.
The goal is to generate systematic, planned and very detailed control flow of all construction activities, avoiding random-like and subjective elements.

Advantages compared to traditional, paper-based quality control:

- pre-planned, systematic inspection work using detailed checklists suited to each room;
- early recognition of defects and follow-up of the entire repair process;
- marking the exact location of the defects on drawings displayed on each room's form sheet;
- precise recording of defects with the help of pop-up predefined individual defect lists.
- searching, filtering and listing defects by room, by date of occurrence/repair, by trade, by recording supervisor, etc. Marking repairable/non repairable defects;

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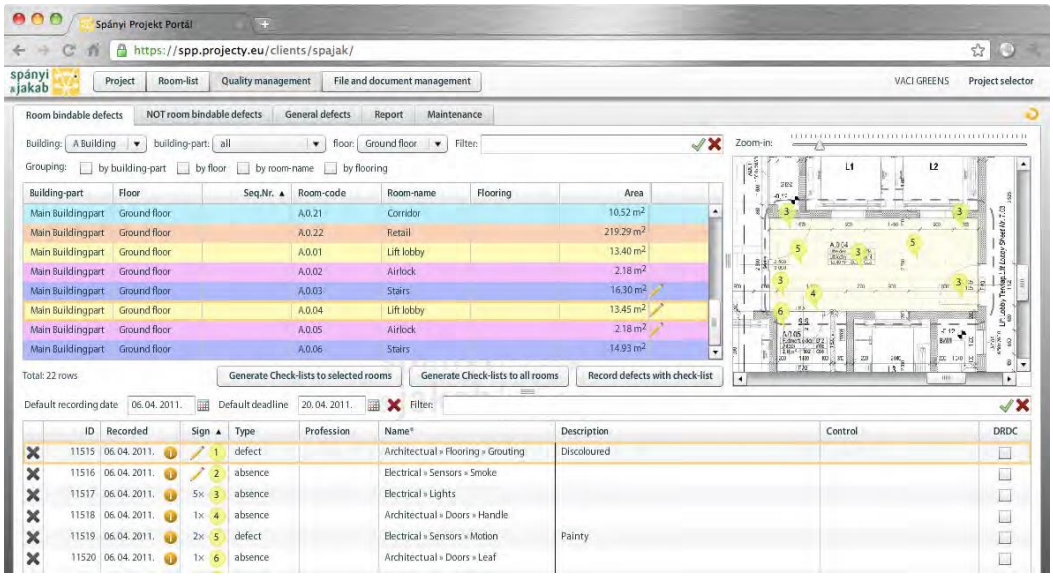
- possibility of pricing defects not possible/feasible to repair, and calculating the deduction from the overall contract sum;
- printing status reports, summary, final defect and lag lists – bringing the Client to a very good position against the contractor during the final account negotiation;
- in addition to technical supervisors employed by the Client, the general contractor is also granted access to the system – he can assign subcontractors to each defect and forward to them for action. He can control his subcontractors' work efficiently;
- suited for multilingual use;
- use of mobile devices (tablet PC, smartphone) increasing efficiency and ease of use.

Like other applications of the SPP Portal, the Defect List module can be handled through any web browser. As soon as connection to the URL is established, the application loads and starts instantly. It is used as ordinary desktop software, however, being a web-based application no confidential information is stored on the Client computer.

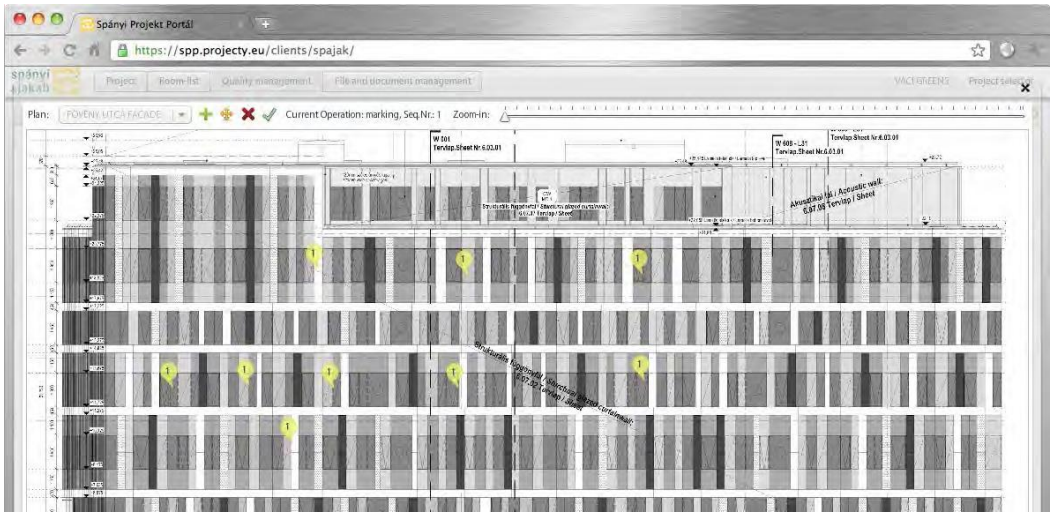
The main elements of the Quality Management Module are the followings:

⌘CHECKLISTS, **⌘TYPICAL DEFECT LISTS**, **⌘HIDDEN WORK PROTOCOLS**, **⌘CODE AND STANDARD LIBRARY**, and integrating all those: the **⌘DEFECT LIST SYSTEM**. Each defect is recorded as an individual record. Introducing the system to a project can start in any phase: often at handover only, or more often at the commencement of construction, ideally during the design stage to check architects' and engineers' work.

The most important module used by the QM module is the Roomlist Module, as the exact location of most of the mistakes are marked on the pre-scanned floor plan integrated into the room's worksheet.



There are errors not associated to rooms (façade, shafts, exterior works, etc.). In this case the system uses the axes of the plan for the identification of the exact location.



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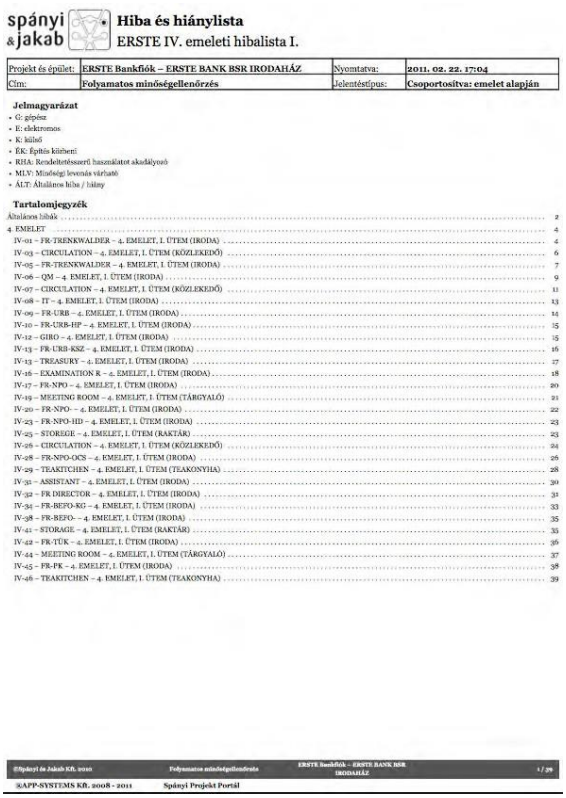
Checklists (updated continuously) help the detection of individual defects. Precise, pre-defined descriptions of typical error pop-ups help in the accurate recording of mistakes. Any new descriptions are automatically saved for future use. The system includes a database with relevant standards and manufacturers' application instructions. The date and initials of the Technical Supervisor is recorded as well as a status update of repair. All defects are categorized (requiring repair/replacement, cannot be reasonably corrected – deduction recommended, etc.). Financial deduction/retention can also be rendered to each defect.

The interface is multilingual. Defects can be recorded in different languages; Technical Supervisors can work in Hungarian, and the Client (or any other participant of the project) is able to access the system in another language (records must have a translation though).

The general contractor has restricted access to the system, so he can assign each/group of defects to different sub-contractors then send these to them for further action.

The report generator function can produce many different kinds of reports suited to the needs of the Client (or any other participant of the project). This can be an extremely useful tool in disputes with the general contractor, especially during the final account negotiation at project closing.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Hiba és hiánylista

ERSTE IV. emeleti hibalista I.

Projekt és épület:	ERSTE Bankfiók – ERSTE BANK BSR IRODAHÁZ	Nyomtatva:	2011. 02. 22. 17:04
Cím:	Folyamatos minőségellenőrzés	Jelentéstípus:	Csoportosítva: emelet alapján

Jelmagyarázat

- G: gépész
- E: elektromos
- K: külső
- ÉK: Építés közben!
- RHA: Rendeltetésszerű használatot akadályozó
- MLV: Minőségi levonás várható
- ALT: Általános hiba / hiány

Tartalomjegyzék