



STEFAN IRMINGER
OSPENA GROUP SA
FACILITY MANAGER

MAINTENANCE CONSULTANCY

EXPERTISE

With over 32 years of experience in the construction sector, including 16 years in facility management, Mr Irminger has extensive knowledge of all issues relating to real estate and the life cycle of installations.

Mr Irminger trained as an electrician and completed various additional training courses in the field of electrical engineering and home automation, which he can apply to the benefit of your operation.

Language skills: German, English

SERVICES

Mr Irminger can support you in the following areas:

MAINTENANCE

- Maintenance planning with maintenance proposals
- Obtaining maintenance quotes and implementation
- Maintenance plan with contract overview
- Operation inspections with photo report
- Inventory of technical equipment and furniture (Excel basis)
- Budgeting of expenditure (OpEx)
- Training employees in the proper use of equipment
- Technical support during operation

REPAIR

- Status assessment of all in-house and operational equipment
- Drawing up medium- to long-term investment plans
- Budgeting of annual investments (CapEx)
- Energy optimisation = evaluation of equipment

REFURBISHMENT | DEMOLITION

- Status assessment of the building / operation
- Proposals for optimisation and renovation (buildings, installations, equipment)
- Shutdown of operations: Organising demolition in accordance with the lease agreement and taxes on homeowners

FACILITY AND PROJECT MANAGEMENT DURING CONSTRUCTION

- Evaluation of optimisation processes (kitchen, washing up, etc.)
- Planning of these optimisations
- Tendering phase with contractor bids
- Execution with construction management
- Acceptance of construction and representation of interests at handover of works
- Warranty management
- Advice about individual processes

CONSULTANCY | PROJECTS SUSTAINABILITY

EXPERTISE

With over 27 years of experience in planning and construction management of renovations, Mr Freytag has extensive knowledge to bring to your conversion ideas.

Having completed an apprenticeship as a draughtsman and bricklayer, he has an optimal mix of theoretical and practical knowledge. Thanks to various further training, namely a federal diploma in construction management, a qualification from a higher technical college in structural engineering and an EMBA, he has acquired knowledge that can be profitably applied to all areas of your property and operation.

Language skills: German, French, English and Spanish

SERVICES

Mr Freytag can support you in the following areas:

OWNER REPRESENTATION

- Representing your interests vis-à-vis third parties in construction and demolition projects
- Support and advice during the entire construction process or only for individual stages thereof
- Project optimisation (deadlines | costs | quality)
- Management of planning | tendering | implementation
- Ensuring handover to the company

WORK PROCESS OPTIMISATION

- Drawing up analyses showing possibilities for improvement
- Organising planning
- Implementation
- Documenting changes

EXPANSION | NEW LOCATIONS

- Drawing up specific customer/site requirements
- Organising viewings
- Initial technical assessment
- Feasibility studies (including with specialists on request) with rough estimates
- Clarify initial feasibility with authorities

SUSTAINABILITY | ENERGY MANAGEMENT | CO2 FOCAL POINTS

- Preparing site analyses
- Building a sustainability strategy with customers
- Identify opportunities for improvement (real estate, equipment, energy sources, etc.)
- Drawing up a catalogue of measures with implementation planning (short-, medium-, long-term investments)
- Creating a comprehensive energy optimisation concept
- Implementing and further developing the energy optimisation concept
- Carrying out staff training
- Individual advice
- Electricity management (purchasing, bundling, tracking, etc.)

POWER SHORTAGE | BLACKOUT

- Prepare site analyses
- Develop a site-specific concept
- Drawing up a catalogue of measures with digital tools
- Implementation in the event of a crisis, with operational test (live) if desired
- Staff training and awareness



MICHAEL FREYTAG
OSPENA GROUP AG
HEAD OF SITE DEVELOPMENT
/ MEMBER OF THE
EXECUTIVE BOARD

CONSULTANCY | PROJECTS SUSTAINABILITY



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EXECUTIVE BOARD

POWER SHORTAGE | BLACKOUT

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FIRE PROTECTION CONSULTING AND QUALITY ASSURANCE UP TO QS2 LEVEL

- Identification of hazards
- Developing specific fire protection concepts
- Advice on general, structural, technical and organisational fire protection
- Clarification with authorities



CHRISTOPHE SCHMUTZ
 OSPENA GROUP LTD
 QUALITY MANAGER

CONSULTANCY QUALITY MANAGEMENT

SPECIALIST CONSULTANT

With over 10 years of experience in quality management, Mr Schmutz has a great deal of knowledge about the catering industry, in the fields of hygiene and food safety, occupational health and safety, general precautionary measures and waste disposal.

After training as a chef, he graduated from the Lausanne Hospitality Management School. He has run several restaurants and a hotel. He then continued his training in quality management (QHSE) and occupational safety (Suva safety expert).

Language skills: German, French

SERVICES

Mr Schmutz can support you in the following areas:

HYGIENE AND FOOD SAFETY

- Creating, implementing and further developing a hygiene strategy
- Carrying out hygiene audits
- Carrying out staff training
- Advice about individual processes: Waste disposal, third-party cleaning services (service specifications, tender documents, etc.)

OCCUPATIONAL HEALTH AND SAFETY

- Creating, implementing and further developing an occupational safety strategy
- Carrying out occupational safety audits and risk analyses
- Carrying out staff training and training for the occupational safety officer (KOPAS training)
- Individual advice

GENERAL PRECAUTIONARY MEASURES

- Creating, implementing and further developing general precautionary measures
- Carrying out staff training
- Individual advice