



Lighting up the world of

Facilities Management



Overview



Lynx has been offering property advisory services in the MENA region since 1997 working alongside property developers, investors, and government agencies to provide sound and bankable solutions to their projects. It is within this framework that Lynx developed their Asset and Facilities Management services in Beirut Lebanon, specializing in niche technical services and advanced schemes for managing energy life cycles.

Lynx is proud to be known for high quality outcomes, respected and trusted as advisors, and trusted for our integrity.

Operating with sophisticated Softwares including CAFM / CMMS and asset capturing, and within an ISO Quality System with Health and Safety at the forefront of our activities, we are responsive to our clients' needs, transparent in our operations, efficient in our business and therefore able to offer our clients a superior value-for-money quality service.



LYNX's VISION



Our vision for **LYNX** is to become the undeniable market-leader in facilities management and property services in Lebanon by being a dynamic, flexible and forward-thinking organisation backed up by a solid team, resources, and following international standards to produce **INNOVATIVE SOLUTIONS** for our clients. With LYNX's "**Consider it Done**" philosophy our Customers can focus on their core business.



LYNX's mission is to become indispensable to our Clients through our prompt response and action time, our value for money quality service, and our business acumen which enables our Clients to cut costs through our energy saving and efficient maintenance and subcontractor management techniques.



Facilities Maintenance & Property Management

With a partnership philosophy, Lynx's FM team builds credible relations with clients by delivering efficient, cost-effective property and facility management with timely information on planned or preventive maintenance activities to provide a safe, secure and sane environment with minimal disruption for the occupants of the building.

Energy and Utility Management

With the many techniques, technologies and tools available, the final objective of improving the clients' bottom line is always achieved provided adequate management and control strategies are in place. Once the energy usage is properly measured and analysed, the challenge lies in identifying the optimal sustainability drivers that produce the maximum savings for a minimal cost and associated risk.



Project Management- Design & Renovate

Lynx conducts all works related to the design & refurbishment of space covering all MEP upgrade and civil works, including external electrical boards, generator installation, total rewiring, redecoration and general space planning.

Design Review from an FM perspective

Lynx's input in producing realistic budgets for FM operations is of vital significance to the stakeholders. In order to avoid costly design omissions, we ensure all the technical, functional, operational, economic, security, health and safety priorities, and user demands are satisfied whilst optimizing energy efficiency.

Turnkey Solutions for setting up in-house FM

Lynx provides FM options for companies looking to set up in-house FM & Maintenance operations. We advise on the selection and implementation of the CMMS/ CAFM and set up all the systems and procedures required for optimal management of resources.

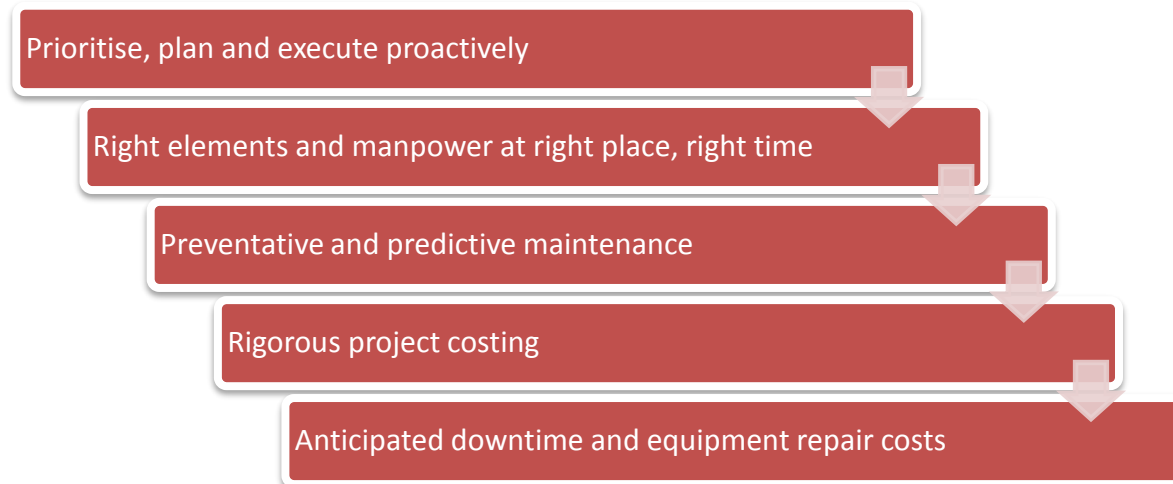


RESOURCES: IT SYSTEMS

The **KEY** indicators for successful Facilities Management operations and Property Services:



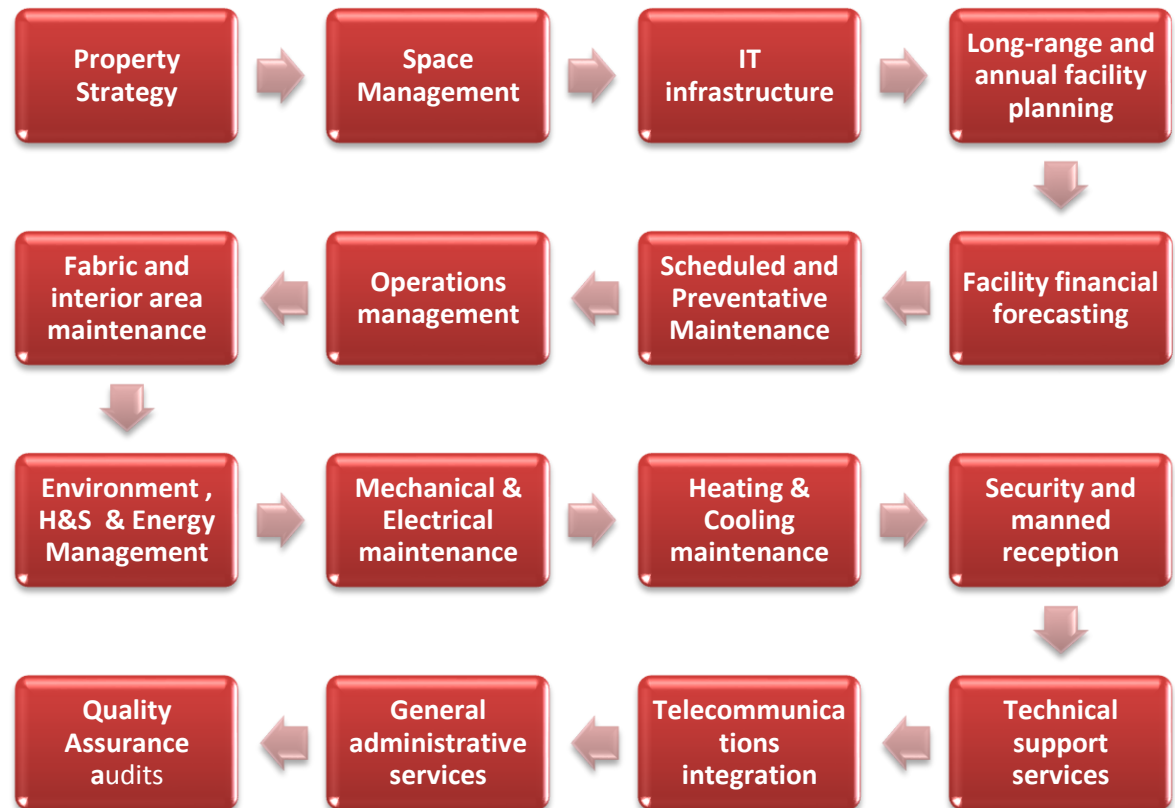
LYNX, achieves these **KEY** indicators by using the latest in integrated Computerised Maintenance Management System (**CMMS**), **Project Costing** and Customer Relationship Management (**CRM**) Facilities Management Systems, to:





FACILITIES MANAGEMENT OPERATIONS

LYNX FM handles the needs of residential, commercial and Special projects and oversees the management of projects from their inception, providing a complete range of **Total Facilities Management Operations**:



FACILITIES MANAGEMENT OPERATIONS

Requirements for Designing the Facilities Management Concept



FACILITIES MANAGEMENT CONSULTING

For larger projects with a critical mass, LYNX assists clients in establishing their **in-house FM operations** in answer to their customized requests by implementing the following:

Establishing FM team requirements and job descriptions

Recruiting, Training & Monitoring the FM team & Designing HR Procedures

Designing Policies & Strategies for Maintenance, Health & Safety, CCTV, Energy, & Feedback etc

Establishing Help Desk ticketing system, Hot Line, PR & Client Management Strategies

Designing Systems, Procedures & Documentation Control

Designing FM IT platform (CMMS, BMS, Accounting Software & CRM, & electronic templates)

Selecting and monitoring sub-contractors and setting up contract management procedures

Establishing procurement procedures, & spare parts & equipment inventory & management

Ensuring International Quality, Environment, & Health & Safety guidelines are followed

Energy & Utilities Management, water efficiency & waste management

Project Management procedures

Measuring, Assessing & Analyzing Performance, KPI's & Improvements





CASE STUDY: FACILITIES MANAGEMENT OPERATIONS

Group One Holding SAL

PROJECT: Khoury Home showrooms & offices , Lebanon

www.khouryhome.com

CLIENT: Khoury Home

LYNX provides all maintenance operations and back office support including the following:



- Scope for 11 Showrooms + Headquarters + RADEC logistics
- 24X7 helpline and one point contact for all hard and soft maintenance
- Facility condition assessments
- Asset capturing, bar coding and entry into the CMMS
- Capital Planning & budgeting
- Scheduled and Preventative Maintenance (MEP + Civil works)
- Energy Management solutions and implementation
- Workflow & Maintenance Management
- Management of 20+ specialized subcontractors
- Facility Asset Lifecycle management & Strategic planning
- Capital needs assessment & execution of all MEP works
- Project management & ADHOC refurbishments
- Monthly reporting & yearly budgeting



CASE STUDY: FACILITIES MANAGEMENT CONSULTING



PROJECT: WADI HILLS, Solidere, Beirut

www.wadihills.com

CLIENT: Benchmark Development



wadihills
RESIDENCES

LYNX provides FM consulting advice for projects that can sustain in-house Facilities Management structures where the following Services are provided:

- Design Review Consulting
- Homeowner's association Management
- Capital Planning & Facilities Management budgeting
- Scheduled and Preventative Maintenance philosophy
- IT Strategy & Implementation
- Integration of BMS within the IT platform
- Development of Workflow & Maintenance Management procedures
- Facility Asset Lifecycle management
- Facility condition assessments pre-delivery
- Capital needs assessment
- Budgeting, Accounting and Financial Controlling procedures
- Auditing the FM operations at post delivery



CASE STUDY: Project Management - Renovation

PROJECT: MSI Offices, Beirut Lebanon

www.msiworldwide.com

CLIENT: USAID



LYNX conducted all works for the refurbishment of MSI headquarters covering MEP and including the following:

- Total Mechanical upgrade and installation of all equipment
- Total Electric supply installation (3 Phase cabling)
- Installation of backup generator supply
- Installation of external electric boards
- Rewiring of all premises with loading for equipment
- Installation of Ethernet points and Cat 6 throughout premises
- Labeling of all points and equipment
- Total repartitioning and civil works



CASE STUDY: PROPERTY ADVISORY SERVICES



PROJECT: PORT GHALIB DEVELOPMENT, RED SEA , EGYPT
www.portghalib.com
CLIENT: THE KHARAFI GROUP, KUWAIT

OBJECTIVE: Project positioning, Development and Facilities Management planning

- Refining the Master Developer's Vision
- Product positioning including marketing & sales strategy
- Providing strategic advice for integrated master plan
- Heading a team with KMPG for due diligence
- Providing guidance on viable product concepts
- Taking part of design charettes for project conceptualization
- Structuring investment memorandums for strategic sites
- Providing all requirements for establishing an in-house Property & Facilities Management division



SUCCESSES

- Bringing on board Sun International HOTEL & RESORTS
- Concluding development contracts



BUSINESS PARTNERSHIPS

LYNX is a dynamic, flexible and forward-thinking organization, which has amassed solid credentials throughout the region through an extensive network of local associations:



FIRST NATIONAL BANK



THE TANMIA GROUP





CONCLUSION

With **LYNX**'s team, track record and professional knowledge, whilst keeping abreast of changing trends through innovation, **LYNX** brings value at all stages of a project and ensures that it delivers what it promises.

Our motto says it all:

“Consider it Done”

Anthony Sakkal

CEO, Lynx

www.lynxco.com