



# Linkco

CONSTRUCTION MANAGEMENT

[www.linkco-management.com](http://www.linkco-management.com)

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**C**lient Representative

**C**onstruction Management

**S**cheduling, Monitoring  
and Site Management

# OVERVIEW

Linkco Construction Management is involved from the study to the design, monitoring and implementation of projects.

Nicolas LEOTON is the founder of the company, with more than 10 years of experience in project management and operations management.

## We work on different types of buildings:

- 4 and 5 star hotels
- Public equipment
- Collective and individual housing
- Marine works
- Office buildings

## OUR MISSION

**Make your project  
a rare and authentic**

### EXPERIENCE:

- Our personal commitment at your side before, during and after
- Our efficiency in building together human and financial success
- Our satisfaction to see intensely live the place of your desires

# EXPERTISE

## CLIENT REPRESENTATIVE

Client representative defines the person(s) responsible for acting as the interface between the construction management team and the project owner when the latter does not have the necessary skills or resources to draw up and monitor its programme.

This includes among others:

- Definition of the programme of the works, specifications,
- Organization of the project management team (architects, engineers, building inspector, etc...)
- Control of the budget envelope
- Control of legal, administrative and judicial criteria
- Supervision of calls for tenders
- Supervision of the work phases
- Supervision of the reception phases

## CONSTRUCTION MANAGEMENT

The construction management consists in guaranteeing the architectural respect, the budget and the conformity to all relevant regulations of a project during its construction, including among others :

- Drafting of written documents Technical specifications, Administrative specifications (Special administrative clauses), etc...
- Management of calls for tenders
- Establishment of works contracts
- Establishment of work schedules
- Construction management and studies
- Direction, control and visa of technical studies
- Management and financial control of the works
- Reception Operations Management

## SCHEDULING, MONITORING AND SITE MANAGEMENT

This mission consists of implementing all the necessary measures to control the planned delivery time, harmonize the intervention of the different trades and verify the means (human and technical) set up by all stakeholders during construction to guarantee the delivery objectives.

This includes among others:

- Drawing up detailed work schedules
- Control and monitoring of progress, orders and supplies
- All trade coordination
- Monitoring of the lifting of reservations

**CONSULTING MISSION:** Technical Due Diligence level 1 before purchase/pre-sale - Property insurance and work insurance optimisation .  
Contracts and works contracts analysis.

# OUR VALUES

## RELATIONSHIP BENEVOLENT

We develop the essential human relationship to create and maintain lasting trust on a daily basis

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## SUPPORT EFFECTIVE

We like to solve complex projects that exacerbate our rigor and sublimate their achievement.

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## BENEFIT SUSTAINABLE

We have the desire and ambition to go beyond the obvious expectations to grow together in every achievement.

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## EXPECTATIONS EXCEEDING

We are committed to human and financial success to reveal an authentic and unforgettable experience.

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# INDIVIDUAL HOUSING

Construction of 2 villas



This program is of traditional construction, respecting the anticyclonic and seismic rules applied in the West Indies and consists of a T3 and a T4.

*Saint-Martin, french west indies*

- **Mission:**  
DCE + MDT + EXE
- **Project ownership:**  
SCI Le Colombier
- **Design:**  
Atelier 111
- **Duration of work:**  
10 mois
- **Montant :**  
650 000 €

# INDIVIDUAL HOUSING

## Construction of a timber frame house



This Caribbean style wooden house respects the ecological construction, natural ventilation of each room without air conditioning, autonomous wastewater treatment, rainwater recovery etc.



*Saint-Martin, french west indies*

- **Mission:**  
DCE + MDT + EXE
- **Project ownership:**  
Maître d'ouvrage Privé
- **Design:**  
Atelier 111
- **Duration of work:**  
10 mois
- **Montant :**  
250 000 €

# COLLECTIVE HOUSING

## Construction of 43 apartments T2 and T3

Implementation of new real estate programs, subject to the rules of tax exemption laws.

Our company's challenges are to satisfy a Contractor concerned about the patrimonial quality of his products and this within immutable delivery times.





### *Saint-Martin, french west indies*

- **Mission:**  
Maître d'œuvre d'exécution
- **Project ownership:**  
Groupe IMMEOS
- **Design:**  
Caribbean Design Partnership
- **Duration of work:**  
Travaux réalisés en tranches de 2011 à 2016
- **Montant :**  
5 000 000 €



# COLLECTIVE HOUSING

*Rehabilitation of a property complex consisting of 80 housing units and 17 shops Saint Martin*



*Saint-Martin, french west indies*

- **Mission:**  
OPC et Maîtrise d'œuvre d'exécution VRD et Piscine
- **Project ownership:**  
Nettlé Immo
- **Design:**  
WIA
- **BET Technique:**  
GUEZ Caraïbes
- **BET VRD:**  
ETEC
- **Duration of work:**  
Travaux réalisés en tranches de 2014 à 2016
- **Montant :**  
Confidentiel

# COLLECTIVE HOUSING

Construction of 92 social housing units Saint Martin



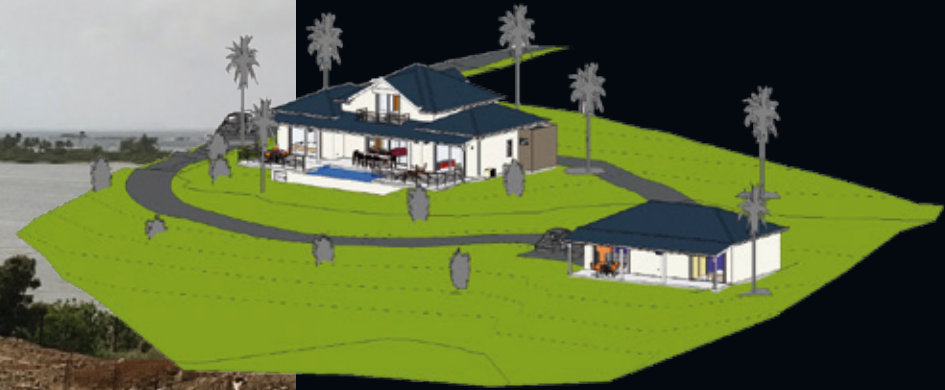
*Saint-Martin, french west indies*

- **Mission:**  
OPC et Maîtrise d'œuvre d'exécution  
Bâtiment et VRD
- **Project ownership:**  
SEMSAMAR
- **Design:**  
Mougames – Architectural Studio
- **BET VRD:**  
ETEC
- **Duration of work:**  
24 mois
- **Montant :**  
circa 9 700 000 €



# COLLECTIVE HOUSING

Construction of 5 villas



*Saint-Martin, french west indies*

- **Mission:**  
*Maîtrise d'œuvre d'exécution*
- **Project ownership:**  
*SAS EVEDIS*
- **Design:**  
*Architectural Studio*
- **Duration of work:**  
*11 mois*
- **Montant :**  
*800 000 €*



# EQUIPEMENTS

## *Construction of the Archives Territoriales and the Médiathèque de Saint Martin*

This building houses among other things the territorial archives but remains above all a public-access building ( E.R.P) considered as a true cultural tool including an auditorium, a scenic space, educational workshops, reading rooms, etc.

Our company realized the mission of scheduling, overseeing and coordination for the 17 lots which compose this project.





## *Saint-Martin, french west indies*

- **Mission:**  
O.P.C.
- **Project ownership:**  
Collectivité de Saint-Martin
- **Mandataire :**  
Semsamar
- **Design:**  
Magma Architecture I Véronique Bigeard
- **Duration of work:**  
15 mois
- **Montant :**  
6 744 000 €
- **Surface :**  
3 400 m<sup>2</sup>

# ÉQUIPEMENTS

Construction of a specialized home for autistic children - 40 places



*Anse-Bertrand, Guadeloupe*

- **Maître d'oeuvre :**  
Groupement Architectural Studio  
et ALIAS Construction Management
- **Project ownership:**  
FAG
- **MOD:**  
SEMSAMAR
- **Budget :**  
5 500 000 €



# ÉQUIPEMENTS

Complete renovation of the Grand-Case Terminal Building. Work carried out on occupied site and terminal in operation



*Saint-Martin, french west indies*

- **Mission:**  
OPC
- **Project ownership:**  
SESMA (SNC Lavallin)
- **AMO:**  
By INGECO
- **Design:**  
Pablo Marroquin et Smile's Studio
- **Duration of work:**  
81 mois
- **Budget :**  
1 300 000€



# ÉQUIPEMENTS

## Construction of a new control tower and fire station at Grand-Case Airport – Lookout AFIS and fire station SSLIA



*Saint-Martin, french west indies*

- **Mission:**  
OPC
- **Project ownership:**  
SESMA (SNC Lavallin)
- **AMO:**  
By INGECO
- **Design:**  
Pablo Marroquin et Smile's Studio
- **Surface :**  
247 m<sup>2</sup>
- **Duration of work:**  
10 mois
- **Budget :**  
850 000 €

# ÉQUIPEMENTS

*Extension of the courthouse at the Palais de justice de Saint-Martin  
in the adjoining library*



*Saint-Martin, french west indies*

- **Mission Complète :**  
Réalisée avec le groupement A2 Studio  
Architecture et Linkco
- **Mission complémentaire :**  
OPC
- **Project ownership:**  
APIJ (Agence Pour Immobilier de la Justice)
- **Duration of work:**  
8 mois
- **Surface :**  
760 m<sup>2</sup>
- **Budget :**  
1 200 000 €

# CORPORATE REAL ESTATE

*Conversion of a motorcycle shop into  
an office building*



*Saint-Martin, french west indies*

- **Mission:**  
Maîtrise d'œuvre d'exécution
- **Project ownership:**  
SCI Lysandre
- **Duration of work:**  
9 mois
- **Surface :**  
310 m<sup>2</sup>
- **Budget :**  
400 000 €

# CORPORATE REAL ESTATE Hôtel des Finances



Winner of the project management competition with the consortium: A2 Studio architecture, Green Affair, Alias Construction Management, SEICMO and FI

*Saint-Martin, french west indies*

- **Project ownership:**  
Collectivité de Saint-Martin
- **MOD:**  
SEMSAMAR
- **Caractéristiques du projet :**  
Bâtiment conçu en HQE
- **Surface bureaux :**  
914 m<sup>2</sup>
- **Surfaces extérieur :**  
1 335 m<sup>2</sup>
- **Budget :**  
3 700 000 €



# CORPORATE REAL ESTATE

*Construction of an office building housing  
the Pôle Emploi and PSF Ingénierie.*



*Saint-Martin, french west indies*

- **Mission:**  
OPC
- **Project ownership:**  
SEMSAMAR
- **Design:**  
Couleurs d'Architecture et WIA
- **BET VRD:**  
ETEC
- **Surface bâtiment :**  
1 600 m<sup>2</sup>
- **Délai :**  
12 mois
- **Budget :**  
2 700 000 €



# CORPORATE REAL ESTATE

*Disaster recovery of an industrial  
and office building*



*Eguilles, Bouches du Rhône*

- **Project ownership:**  
SCI TOULOUBRE
- **Mission:**  
AMO
- **Design:**  
Pierre Boyer
- **Surface bâtiment :**  
1 381 m<sup>2</sup>
- **Budget :**  
1 200 000 €
- **Délai :**  
En cours

## *Renovation and refurbishment of 251 rooms + 550-seat Ballroom*

The Radisson Blu Hotel in Saint Martin required the daily involvement of our company from its conception to its completion in order to successfully carry out this project and ensure delivery deadlines as well as the budget set by the project owner.





## *Saint-Martin, french west indies*

- **Mission:**  
Maître d'ouvrage délégué
- **Project ownership:**  
Carlson Rezidor Hotel Group
- **Conception :**  
EGIS International I WSP Flack+Kurtz
- **Duration of work:**  
11 mois
- **Année :**  
2011/2012



## Construction of a 5 star hotel with 40 rooms, 6 suites and a SPA



*Saint-Barthélemy, french west indies*

- **Mission:**  
AMO - gestion contractuelle et financière
- **Project ownership:**  
SBDHI
- **Ouverture hôtel :**  
Octobre 2016

## Construction of 8 beach restaurants, 8 shops and 12 kiosks



### *Saint-Martin, french west indies*

- **Mission:**  
Maîtrise d'œuvre d'exécution
- **Project ownership:**  
Collectivité de Saint-Martin
- **MOD:**  
SEMSAMAR  
Mission Complète avec le groupement  
Architectural Studio et Linkco
- **Délai :**  
6 Mois
- **Budget :**  
3 000 000 €

# OUVRAGE MARITIME

*Reinforcement of La Marina  
Fort Louis sheet pile - Saint-Martin*



*Saint-Martin, french west indies*

- **Mission:**  
Maîtrise d'œuvre d'exécution
- **Project ownership:**  
SEMSAMAR
- **BET Technique:**  
AII
- **Duration of work:**  
6 mois
- **Budget :**  
450 000 €



Alias  
Construction Management

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97150 Saint Martin

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CONSTRUCTION MANAGEMENT

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06200 Nice



Projet Ownership Assistance | Construction Management | Scheduling Overseeing and coordination of work

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